



NPSR & ASSOCIATES | CHARTERED ACCOUNTANTS

Office No.13-16, MSR Square, Behind Chinchwad Railway Station, Chinchwad, Pune 411033
 020-27515575, 020-27515585 nclahoti@yahoo.co.in

FORM 4

CHARTERED ACCOUNTANT'S CERTIFICATE
 (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
 Cost of Real Estate Project GoRERA Registration Number PRGO10221791

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1	i. Land Cost :		
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	224775806.00	224775806.00
	OR		
	Value of Land as ascertained from ASR prepared under the provisions of the Applicable Act applicable on the date of registration real estate project or as ascertained by Registered Valuer (In case due to inheritance, gift or otherwise, is not required to incur any cost towards acquisition of ownership or title to land)		
	b. Amount of Premium payable to obtain development rights, FAR, additional FAR, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	0.00	0.00
	c. Acquisition cost of TDR (if any)	0.00	0.00
	d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	21515149.00	3448935.00
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00	0.00
	f. Under Rehabilitation scheme:	0.00	0.00
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00	0.00
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0.00	0.00
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0.00	0.00
	(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	0.00	0.00
	(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	0.00	0.00
	Sub-Total of LAND COST1(i)...	
		246290955.00	228224742.00



ii.	Development Cost / Cost of Construction :				
a.	(i) Estimated Cost of Construction as certified by Engineer			-	-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		0.00		0.00
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)				
	(iii) On-site expenditure incurred for development of project or phase of the project registered i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. excluding cost of construction as per (i) or (ii) above		204748500.00		21699984.73
	(iv) Off-Site expenditure incurred for development of project or phase of the project including all costs directly or indirectly incurred to complete the construction of the entire project or phase of the project registered.				
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		0.00		0.00
c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		8250000.00		8164258.20
	Sub-Total of Development Cost1(ii)	212998500.00		29864242.93
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column		459289455.00		
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column				258088984.93
4	% completion of Construction Work (as per Project Architect's Certificate)				
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)				56%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)				258088984.93
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement				178818000.00
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate				79270984.93

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for **LODHA LANDBUILD INFRASTRUCTURE PVT. LTD.** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

**For NPSR & ASSOCIATES
CHARTERED ACCOUNTANT**

V. N. Lahoti
V. N. LAHOTI
Partner
M. No. 170951
Firm Regn. No. 105511W

Name of the Signatory : CA Vivek Lahoti

Membership No. : 170951

Date : 05.05.2023

Place : Pune

Full Address : Office no 13-16, MSR Square, near, Chinchwad Station Rd, Pimpri-Chinchwad, Maharashtra 411033

Contact No. : 9960040910

E mail : ca.vn.lahoti@gmail.com

UDIN: 23170951BGWRGX5169



Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Plot No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	78	252.00	13050262	2610051.938	10440210.06
2	67	318.00	17239778	8593595.022	8646182.978
3	116	265.00	13133149	3250454	9882695
4	126	292.00	15813884	5953470.516	9860413.484
5	93	279.00	15100938	3775236.862	11325701.14
6	128	292.00	15813884	11741808	4072076
7	52	303.00	15112562	3740448.638	11372113.36
8	19	285.00	15429990	3857498.01	11572491.99
9	120	285.00	15429990	3819923.01	11610066.99
10	48	295.00	14708271	7318186.829	7390084.171
11	109	260.00	13597603	1346162.697	12251440.3
12	69	322.00	17659147	8715423.438	8943723.562
13	118	270.00	14420027	7195595	7224432
14	70	322.00	17459147	8685925.553	8773221.447
15	90	455.00	22794112	16924629.09	5869482.912
16	112	266.00	13442712	3360678.488	10082033.51
17	117	273.00	14771886	3656041.714	11115844.29
18	98	314.00	15668464	7834231.936	7834232.064
19	99	314.00	15668464	7834231.936	7834232.064
20	57	300.00	16452622	8144047.578	8308574.422
21	18	285.00	15029990	3757497.01	11272492.99
22	121	273.00	14571886	3606541.714	10965344.29
23	113	266.00	13442712	3360677.488	10082034.51
24	72	316.00	17330094	8595554.306	8734539.694
25	55	299.00	15110417	7532191.283	7578225.717
26	54	299.00	16397780	8157896.22	8239883.78
27	111	304.00	15363099	7747576.821	7615522.179
28	92	280.00	14755780	7412508.22	7343271.78
29	103	312.00	16910726	4228682	12682044
30	104	314.00	17020410	4245244	12775166
31	77	281.00	13410622	3025651.578	10384970.42
32	74	293.00	15868727	3943220	11925507
33	60	286.00	14453442	3577226.758	10876215.24
34	51	308.00	15365245	1521000	13844245
35	101	314.00	17020410	3330103	13690307
36	102	312.00	16910726	3352682	13558044
37	76	296.00	12258807	1448000	10810807
38	59	285.00	14402906	5702036.694	8700869.306
39	97	312.00	16910726	5670444.874	11240281.13
40	127	292.00	15863884	1500000	14363884
41	132	292.00	15863884	1500000	14363884
42	105	314.00	17020410	4212551.59	12807858.41
43	73	304.00	16671989	1650526.911	15021462.09
44	75	291.00	15959042	3089760.158	12869281.84
45	79	335.00	16929731	1676043.369	15253687.63
46	100	314.00	15495464	3451780	12043684
47	115	313.00	16965569	1679591.331	15285977.67
48	119	277.00	14991253	1484134.047	13507118.95
49	47	289.00	14405051	3565250	10839801
50	68	310.00	16801042	1663304	15137738
51	129	290.00	15534200	11551651	3982549
52	64	327.00	17733357	4453139	13280218
53	53	300.00	14768954	3654980	11113974
54	122	241.00	13016939	1288677	11728262
Total			843322166	264993762.6	578328403.4



Unsold Inventory Valuation

Rs 3600 per s.m.

Sr. No.	Plot No.	Carpet Area (in sq. mts.)	Unit Consideration as per Reayd Reckoner Rate(ASR) or as ascertained by a registered valuer on the date of issuance of certificate
1	12	285.00	1026000
2	13	285.00	1026000
3	14	300.00	1080000
4	15	298.00	1072800
5	16	298.00	1072800
6	17	300.00	1080000
7	49	302.00	1087200
8	50	308.00	1108800
9	56	387.00	1393200
10	58	297.00	1069200
11	61	295.00	1062000
12	65	395.00	1422000
13	66	335.00	1206000
14	71	327.00	1177200
15	80	268.00	964800
16	87	323.00	1162800
17	88	344.00	1238400
18	91	430.00	1548000
19	110	304.00	1094400
20	114	304.00	1094400
21	130	290.00	1044000
Total		6675.00	24030000

