



U S MISHRA AND ASSOCIATES

CHARTERED ACCOUNTANTS

CA. Udal Mishra

M.com, FCA, DISA, ERM,
FAFD, ISO Lead Auditor

FORM 4
(See Rule 5 (1) (a) (ii))

CHARTERED ACCOUNTANT'S CERTIFICATE

(For Registration of a Project and subsequent withdrawal of money)

Cost of Real Estate Project Goa RERA Registration Number PRGO08232080

Sr No		Particulars	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	1,06,65,63,740	76,19,92,451
		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.		
	c.	Acquisition cost of TDR (if any)		
	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		
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
	f.	Under Rehabilitation Scheme		
		(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
		(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by CA)		
		Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
		(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 or rent in lieu of Transit Accommodation, overheads cost.		
		(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.		
		Sub Total of Land Cost	1,06,65,63,740	76,19,92,451
	(ii)	Development Cost / Cost of Construction of Building:		
	a.	(i) Estimated Cost of Construction as certified by Engineer	73,68,62,300	
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by CA)		3,46,54,914
		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	14,19,64,508	0



		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		
		(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. payable to any Statutory Authority.	5,00,00,000	0
	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.	36,00,00,000	1,59,82,928
		Sub Total of Development Cost	1,28,88,26,808	5,06,37,842
2		Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	2,35,53,90,548	
3		Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		81,26,30,293
4		% Completion of Construction work (as per Project Architects Certificate)		
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		34.50%
6		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		81,26,30,293
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		26,74,45,000
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		54,51,85,293

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for **Impactum Lands Private Limited**. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For U S MISHRA AND ASSOCIATES
CHARTERED ACCOUNTANT

CA. UDAL SARDA MISHRA

Proprietor

Membership No.: - 123339

FRN No.: - 153188W

UDIN No.: - 24123339BKFSQL5243

Place: Mumbai

Date: 18.01.2023



Annexure A

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

Sold Inventory:

Sr No.	Plot No	Carpet Area (Sq Mts)	Unit Consideration as Agreement per / Letter of Allotment	Received Amount	Balance Receivables
1	3	225	1,51,53,300	45,45,990	1,06,07,310
2	4	225	1,51,53,300	15,15,330	1,36,37,970
3	5	225	1,79,61,950	26,49,388	1,53,12,562
4	6	295	1,75,09,888	17,50,989	1,57,58,899
5	11	285	1,76,60,575	17,18,561	1,59,42,014
6	16	305	1,72,72,961	25,47,762	1,47,25,199
7	18	290	1,79,61,950	26,48,388	1,53,13,562
8	20	275	1,79,61,950	26,94,293	1,52,67,657
9	21	370	1,70,78,786	14,00,000	1,56,78,786
10	48	225	1,08,02,816	16,20,422	91,82,394
11	54	225	1,08,43,200	14,68,350	93,74,850
12	55	225	1,10,31,450	10,84,305	99,47,145
13	57	225	1,08,43,200	32,52,960	75,90,240
14	58	225	1,12,19,700	36,59,731	75,59,969
15	59	225	1,05,60,098	15,57,615	90,02,483
16	60	225	1,05,60,098	15,57,615	90,02,483
17	67	225	89,24,070	18,18,873	71,05,197
18	68	225	1,22,48,300	13,38,611	1,09,09,689
19	71	340	1,08,43,200	10,84,320	97,58,880
20	72	260	1,08,43,200	10,84,320	97,58,880



21	73	225	1,08,43,200	10,84,320	97,58,880
22	77	225	1,08,43,200	15,49,029	92,94,171
23	110	225	98,67,850	12,80,179	85,87,671
24	111	225	1,08,01,650	31,97,290	76,04,360
25	113	225	1,09,37,325	16,40,599	92,96,726
26	114	225	1,08,43,200	16,00,000	92,43,200
27	116	300	1,12,19,700	16,55,906	95,63,794
28	120	225	1,12,19,700	33,21,032	78,98,668
29	122	225	1,07,54,700	10,44,338	97,10,362
30	141	225	1,51,82,621	22,39,437	1,29,43,184
31	142	235	88,15,650	10,95,063	77,20,587
32	145	395	1,21,44,777	31,49,911	89,94,866
33	146	450	1,37,91,924	38,92,587	98,99,337
34	148	225	1,70,79,374	7,61,906	1,63,17,468
35	149	225	1,73,59,200	8,67,960	1,64,91,240
36	156	365	1,73,59,200	17,35,920	1,56,23,280
37	158	225	1,79,61,950	26,94,293	1,52,67,657
38	160	460	1,76,60,575	52,09,868	1,24,50,707
39	161	360	1,79,61,950	26,94,293	1,52,67,657
40	162	335	1,79,61,950	26,94,293	1,52,67,657
41	163	280	1,79,61,950	26,94,293	1,52,67,657
42	164	260	1,76,60,575	22,27,530	1,54,33,045
43	165	250	1,76,60,575	52,27,530	1,24,33,045
44	171	250	1,08,43,200	18,70,724	89,72,476
45	175	225	1,79,61,950	26,49,389	1,53,12,561
46	179	225	1,79,61,950	53,88,586	1,25,73,364
47	180	225	1,72,97,785	46,00,000	1,26,97,785
48	185	215	88,15,650	11,76,565	81,66,685



49	186	225	99,43,200	29,53,130	69,90,070
50	192	225	1,42,24,400	20,98,099	1,21,26,301
51	194	225	1,78,20,000	26,46,270	1,51,73,730
52	197	250	1,06,86,400	15,70,476	91,15,924
53	201	280	1,74,31,200	34,33,946	1,39,97,254
54	202	275	1,45,65,600	21,62,992	1,24,02,608
55	203	275	1,44,86,400	42,88,095	1,01,98,305
56	204	275	1,57,32,000	46,20,600	1,11,11,400
57	205	275	1,47,96,000	21,97,206	1,25,98,794
58	208	370	1,29,60,500	15,99,298	1,13,61,202
59	211	640	1,44,86,400	42,59,404	1,02,26,996
60	212	275	1,44,86,400	21,36,744	1,23,49,656
61	213	275	1,49,89,400	44,96,820	1,04,92,580
62	215	275	1,47,37,900	43,62,418	1,03,75,482
63	219	255	1,38,27,650	20,39,579	1,17,88,071
64	220	275	1,46,05,250	21,54,275	1,24,50,975
65	222	310	1,08,43,200	32,09,587	76,33,613
66	223	345	1,09,22,400	32,33,030	76,89,370
67	224	385	1,62,78,250	24,41,738	1,38,36,512
			93,81,57,423	16,64,44,372	77,17,13,051



Unsold Inventory Valuation:

SN	Plot No	Area (in sqm)	Amount as per ASP
1	1	225	1,62,26,730
2	2	225	1,62,26,730
3	7	295	2,12,75,046
4	8	290	2,09,14,452
5	9	285	2,05,53,858
6	10	285	2,05,53,858
7	12	285	2,05,53,858
8	13	415	2,99,29,302
9	14	310	2,23,56,828
10	15	310	2,23,56,828
11	17	295	2,12,75,046
12	19	285	2,05,53,858
13	22	225	1,62,26,730
14	23	225	1,62,26,730
15	24	225	1,62,26,730
16	25	225	1,62,26,730
17	26	225	1,62,26,730
18	27	225	1,62,26,730
19	28	390	2,81,26,332
20	29	260	1,87,50,888
21	30	225	1,62,26,730
22	31	225	1,62,26,730



23	32	225	1,62,26,730
24	33	225	1,62,26,730
25	34	225	1,62,26,730
26	35	225	1,62,26,730
27	36	225	1,62,26,730
28	37	225	1,62,26,730
29	38	225	1,62,26,730
30	39	225	1,62,26,730
31	40	285	2,05,53,858
32	41	290	2,09,14,452
33	42	225	1,62,26,730
34	43	225	1,62,26,730
35	44	225	1,62,26,730
36	45	225	1,62,26,730
37	46	225	1,62,26,730
38	47	225	1,62,26,730
39	49	225	1,62,26,730
40	50	225	1,62,26,730
41	51	225	1,62,26,730
42	52	235	1,69,47,918
43	53	370	2,66,83,956
44	56	225	1,62,26,730
45	64	225	1,62,26,730
46	65	225	1,62,26,730
47	66	225	1,62,26,730
48	69	225	1,62,26,730



49	70	225	1,62,26,730
50	74	225	1,62,26,730
51	75	225	1,62,26,730
52	76	225	1,62,26,730
53	78	225	1,62,26,730
54	79	225	1,62,26,730
55	80	225	1,62,26,730
56	81	225	1,62,26,730
57	82	225	1,62,26,730
58	83	240	1,73,08,512
59	84	310	2,23,56,828
60	85	235	1,69,47,918
61	86	225	1,62,26,730
62	87	225	1,62,26,730
63	88	225	1,62,26,730
64	89	225	1,62,26,730
65	90	225	1,62,26,730
66	91	225	1,62,26,730
67	92	225	1,62,26,730
68	93	225	1,62,26,730
69	94	225	1,62,26,730
70	95	235	1,69,47,918
71	96	315	2,27,17,422
72	97	225	1,62,26,730
73	98	225	1,62,26,730
74	99	225	1,62,26,730



75	100	225	1,62,26,730
76	101	225	1,62,26,730
77	102	225	1,62,26,730
78	103	225	1,62,26,730
79	106	240	1,73,08,512
80	107	225	1,62,26,730
81	108	225	1,62,26,730
82	109	225	1,62,26,730
83	112	225	1,62,26,730
84	115	255	1,83,90,294
85	117	230	1,65,87,324
86	118	225	1,62,26,730
87	119	225	1,62,26,730
88	121	225	1,62,26,730
89	123	225	1,62,26,730
90	124	225	1,62,26,730
91	125	225	1,62,26,730
92	126	225	1,62,26,730
93	127	225	1,62,26,730
94	139	225	1,62,26,730
95	140	225	1,62,26,730
96	143	275	1,98,32,670
97	144	335	2,41,59,798
98	147	225	1,62,26,730
99	150	225	1,62,26,730
100	151	225	1,62,26,730



101	152	225	1,62,26,730
102	153	225	1,62,26,730
103	154	225	1,62,26,730
104	155	365	2,63,23,362
105	157	225	1,62,26,730
106	159	225	1,62,26,730
107	166	240	1,73,08,512
108	167	235	1,69,47,918
109	168	260	1,87,50,888
110	170	285	2,05,53,858
111	172	250	1,80,29,700
112	173	250	1,80,29,700
113	174	290	2,09,14,452
114	176	225	1,62,26,730
115	177	225	1,62,26,730
116	178	225	1,62,26,730
117	181	225	1,62,26,730
118	182	225	1,62,26,730
119	183	225	1,62,26,730
120	184	360	2,59,62,768
121	187	240	1,73,08,512
122	188	225	1,62,26,730
123	189	225	1,62,26,730
124	190	225	1,62,26,730
125	191	225	1,62,26,730
126	193	225	1,62,26,730



127	195	225	1,62,26,730
128	196	290	2,09,14,452
129	198	250	1,80,29,700
130	199	250	1,80,29,700
131	200	285	2,05,53,858
132	206	275	1,98,32,670
133	207	275	1,98,32,670
134	209	345	2,48,80,986
135	210	275	1,98,32,670
136	214	275	1,98,32,670
137	216	275	1,98,32,670
138	217	275	1,98,32,670
139	218	280	2,01,93,264
140	221	290	2,09,14,452
141	225	430	3,10,11,084
		34,875	2,51,51,43,150

Note:

The unsold inventory is valued at estimated Average Selling Price (ASP) as provided by the Promoters.

