



CA Sanjaykumar S. Patel
B.Com. F.C.A.
Partner

NAIK PATEL & CO

CHARTERED ACCOUNTANT

Office No. A2/102, 1st Floor,
Vida Uptown, Above Reliance
Smart Point, Kadamba Plateau,
Panelim, Old Goa, Panaji, Goa - 403 402.
Mob.: 7755911937
Email: patel.sanjaykumar86@gmail.com

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
GoaRERA Registration Number PRGO04180244
FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY

Sr No	Particulars	Estimated Amount in Rs.	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.	11,03,01,983	20,07,71,073
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	1,00,00,000	75,00,000
	c. Acquisition cost of TDR (if any)	NA	
	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	1,95,00,000	1,90,79,900
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA	
	f. Under Rehabilitation Scheme :		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	NA	
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	NA	
	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, overhead cost,	NA	
	(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.	NA	
	Sub-Total of LAND COST	13,98,01,983	22,73,50,973
	ii. Development Cost/ Cost of Construction :		
	a. (i) Estimated Cost of Construction as certified by Engineer.	68,47,35,565	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA.		35,46,49,009
	Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, 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. All costs directly incurred to complete the construction of the entire phase of the project registered.	10,00,65,415	14,50,00,000
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.	NA	
	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 ;	NA	
	Sub-Total of Development Cost	78,48,00,980	49,96,49,009
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	92,46,02,963	
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		72,69,99,982
4	% completion of Construction Work % (as per Project Architect's Certificate)		63.67%
5	Proportion of the Cost incurred on Land Cost and _____ % Construction Cost to the Total Estimated Cost. (3/2 %)		78.63%

Branch 1: F-3, First Floor, Infinity Building, Opp. Dhairyaprasad Hall, Tarabi Park, Kolhapur - 416 008



6	Amount Which can be withdrawn from the Designated Account. Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	72,69,99,982
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	66,51,78,213
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	6,18,21,769

This certificate is being issued for RERA compliance for the Company EXPAT PROJECT AND DEVELOPMENT PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the management of the Company.
and Architects/Engineers Certificate issued as on 01/08/2025 by Rajan L Prabhu

Yours Faithfully,

FOR NAIK PATEL & CO

CA SANJAY KUMAR S PATEL

PARTNER

MEMBERSHIP NO 132822

DATE:- 07/08/2025

PLACE:- OLD GOA

UDIN DOC:-25132822BMMACZ9572

