



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 PRGO10221791

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	22,47,75,806	22,47,75,806
		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	2,15,15,149	1,68,68,420
	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 Accomodation, 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	24,62,90,955	24,16,44,226
	(ii)	Development Cost / Cost of Construction of Building:		
	a.	(i) Estimated Cost of Construction as certified by Engineer	246,134,993	
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by CA)		11,06,00,267
		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	6,71,58,130	4,39,16,293



		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.		
	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.	90,130,856	7,01,86,072
		Sub Total of Development Cost	40,34,23,979	22,47,02,633
2		Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	64,97,14,934	
3		Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		46,63,46,859
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 %)		71.78%
6		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		46,63,46,859
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		38,34,94,729
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		8,28,52,130

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for HOABL LANDBUILD PRIVATE LIMITED (Formerly known as LODHA LANDBUILD INFRASTRUCTURE 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.: - 24123339BKFSQT9519

Place: Mumbai

Date: 18.01.2024



Annexure A

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

Sold Inventory:

Phase	Sr No.	Plot No	Carpet Area (Sq Mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivables
Phase 1	1	18	285	1,50,29,990	75,14,995	75,14,995
Phase 1	2	19	285	1,54,29,990	76,37,845	77,92,145
Phase 1	3	47	289	1,44,05,051	1,06,95,851	37,09,200
Phase 1	4	48	295	1,47,08,271	72,83,297	74,24,974
Phase 1	5	49	302	1,64,17,550	62,13,799	1,02,03,751
Phase 1	6	51	308	1,65,75,000	56,35,501	1,09,39,499
Phase 1	7	52	303	1,51,12,562	1,12,21,078	38,91,484
Phase 1	8	53	300	1,47,67,463	36,54,980	1,11,12,483
Phase 1	9	54	299	1,63,97,780	1,21,75,350	42,22,430
Phase 1	10	55	299	1,51,10,417	1,03,59,795	47,50,622
Phase 1	11	57	300	1,64,52,622	82,25,895	82,26,727
Phase 1	12	58	297	37,53,584	37,53,584	-
Phase 1	13	59	285	1,44,02,906	50,84,418	93,18,488
Phase 1	14	60	286	1,44,53,442	1,06,98,988	37,54,454
Phase 1	15	61	295	1,58,75,000	1,35,25,897	23,49,103
Phase 1	16	64	327	1,77,33,357	88,86,478	88,46,879
Phase 1	17	67	318	1,72,39,778	85,76,792	86,62,986
Phase 1	18	68	310	1,68,01,042	41,43,408	1,26,57,634
Phase 1	19	69	322	1,76,59,147	1,30,68,580	45,90,567
Phase 1	20	70	322	1,74,59,147	1,74,59,147	-
Phase 1	21	71	327	1,79,34,400	-	1,79,34,400
Phase 1	22	72	316	1,73,30,094	1,28,67,596	44,62,498
Phase 1	23	73	304	70,45,434	68,45,434	2,00,000
Phase 1	24	74	293	1,58,68,727	1,18,37,912	40,30,815
Phase 1	25	75	291	1,59,59,042	1,18,49,588	41,09,454
Phase 1	26	76	296	1,22,58,807	14,48,000	1,08,10,807
Phase 1	27	77	281	1,34,10,622	65,25,652	68,84,970
Phase 1	28	78	252	1,30,50,262	51,04,956	79,45,306
Phase 1	29	79	335	1,69,29,731	85,89,283	83,40,448
Phase 1	30	90	455	2,27,94,112	1,69,24,628	58,69,484
Phase 1	31	92	280	1,47,55,780	1,10,67,835	36,87,945
Phase 1	32	93	279	1,51,00,938	1,12,50,191	38,50,747
Phase 1	33	97	312	1,69,10,726	84,28,126	84,82,600
Phase 1	34	98	314	1,56,68,464	1,47,51,348	9,17,116
Phase 1	35	99	314	1,56,68,464	1,47,51,348	9,17,116
Phase 1	36	100	314	1,54,95,464	34,51,780	1,20,43,684
Phase 1	37	101	314	1,33,20,410	1,25,70,001	7,50,409
Phase 1	38	102	312	1,34,10,726	46,35,958	87,74,768
Phase 1	39	103	312	1,69,10,726	1,69,10,726	-
Phase 1	40	104	314	1,70,20,410	59,05,564	1,11,14,846
Phase 1	41	105	314	1,70,20,410	73,12,552	97,07,858
Phase 1	42	109	260	1,35,97,603	94,57,134	41,40,469
Phase 1	43	111	304	1,53,63,099	1,38,03,591	15,59,508



Phase 1	44	112	266	1,34,42,712	1,00,82,034	33,60,678
Phase 1	45	113	266	1,34,42,712	99,81,215	34,61,497
Phase 1	46	114	304	1,64,25,440	34,81,036	1,29,44,404
Phase 1	47	115	313	1,69,65,569	1,01,62,375	68,03,194
Phase 1	48	116	265	1,31,33,149	76,26,137	55,07,013
Phase 1	49	117	273	1,47,71,886	75,49,115	72,22,771
Phase 1	50	118	270	1,44,20,027	72,10,014	72,10,013
Phase 1	51	119	277	1,49,91,253	74,20,670	75,70,583
Phase 1	52	120	285	1,54,29,990	1,05,34,919	48,95,071
Phase 1	53	121	273	1,45,71,886	1,08,92,486	36,79,400
Phase 1	54	122	241	1,30,16,939	77,62,705	52,54,234
Phase 1	55	126	292	1,58,13,884	1,17,81,343	40,32,541
Phase 1	56	127	292	1,58,63,884	39,65,971	1,18,97,913
Phase 1	57	128	292	1,58,13,884	1,17,41,809	40,72,075
Phase 1	58	129	290	1,55,34,200	1,15,51,650	39,82,550
Phase 1	59	130	290	1,55,34,200	32,50,783	1,22,83,417
Phase 1	60	132	292	1,58,63,884	35,34,031	1,23,29,853
Phase 1				91,36,44,049	53,06,33,174	38,30,10,875



Unsold Inventory Valuation:

SN	Plot No	Area (in sqm)	Amount as per ASP
1	12	285	10,26,000
2	13	285	10,26,000
3	14	300	10,80,000
4	15	298	10,72,800
5	16	298	10,72,800
6	17	300	10,80,000
7	50	308	11,08,800
8	56	387	13,93,200
9	65	395	14,22,000
10	66	335	12,06,000
11	80	268	9,64,800
12	87	323	11,62,800
13	88	344	12,38,400
14	91	430	15,48,000
15	110	304	10,94,400
		4,860	1,74,96,000

Note:

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

