

**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 : PRG011242345

Project: ZIVE

Project of LAKSHMI PRASANNA CONSTRUCTIONS

Sr. No.		Particulars	Amount (Rs.)	
			Estimated	Incurred
1	i.	<b><u>Land Cost :</u></b>		
	a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	-	-
		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)	NA	NA
	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	NA	NA
	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	45,11,970/-	45,11,970/-



f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	NA	NA
g.	Under Rehabilitation scheme:		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	NA
	<b>Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>	NA	NA
	(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	NA
	(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount what so ever payable to any authorities towards and in project of rehabilitation.	NA	NA
	<b>Sub-Total of LAND COST ..1(i)...</b>	<b>45,11,970/-</b>	<b>45,11,970/-</b>
ii.	<b>Development Cost / Cost of Construction :</b>		
a.	(i) Estimated Cost of Construction as certified by Engineer	50,00,00,000/-	-
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	77,51,777/-
	<b>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>	NA	NA
	(ii) 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	NA	NA
	(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.	NA	NA
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.	NA	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;		
		<b>Sub-Total of Development Cost..1(ii)..</b>	<b>50,00,00,000/-</b>	<b>77,51,777/-</b>
-				
<b>2</b>		<b>Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column</b>	<b>50,45,11,970/-</b>	
<b>3</b>		<b>Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column</b>	<b>1,22,63,747/-</b>	
<b>4</b>		<b>% completion of Construction Work (as per Project Architect's Certificate)</b>	<b>1.55%</b>	
<b>5</b>		<b>Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2%)</b>	<b>2.43%</b>	
<b>6</b>		<b>Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)</b>	<b>1,22,63,747/-</b>	
<b>7</b>		<b>Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement</b>	<b>0.0</b>	
<b>8</b>		<b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>	<b>1,22,63,747/-</b>	

**(Rupees One Crore Twenty Two Lakh Sixty Three Thousand Seven Hundred and Forty Seven Only)**

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for at their request and is based on the records and documents produced before me and explanations provided to me by the management of the firm.

**FOR NEHA M JOSHI & CO.**  
Chartered Accountants  
FRN: 147451W




**Neha M Joshi**  
Proprietor  
M. No: 175046  
Place: Vasco Da Gama, Goa  
Date: 21.07.2025  
UDIN: 25175046BMNTIC7481