



**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 PRGO10221793**

Sr No	Particulars	Estimated	Incurred
I (i)	Land Cost		
a.	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)	17,31,19,031	17,31,19,031
b.	Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.		
c.	Estimated Acquisition cost of TDR (if any)		
d.	Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the state or Central Government, towards stamp duty, transfer charges, registration fees etc; and	1,29,83,943	1,29,83,943
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
f.	<b>Under Rehabilitation Scheme</b>		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
ii.	Estimated 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, overheads cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.		
iii.	Estimated 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.		
iv.	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.		
	<b>Sub Total of Land Cost</b>	<b>18,61,02,974</b>	<b>18,61,02,974</b>



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1 (ii)	<b>Development Cost / Cost of Construction of Building:</b>		
a.	(i) Estimated Cost of Construction as certified by Engineer	26,25,55,774	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by CA)		11,91,56,514
	(iii) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance cost, consumables etc.	5,63,20,501	3,38,23,685
	(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.	0	0
		0	0
b.	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	0	0
c.	Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	6,94,17,464	3,85,97,341
	<b>Sub Total of Development Cost</b>	<b>38,82,93,739</b>	<b>19,15,77,540</b>
2	<b>Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column</b>	<b>57,43,96,713</b>	
3	<b>Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column</b>		<b>37,76,80,514</b>
4	<b>% Completion of Construction work (as per Project Architects Certificate)</b>		
5	<b>Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)</b>		<b>65.75%</b>
6	<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>37,76,80,514</b>
7	<b>Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement</b>		<b>6,56,90,967</b>
8	<b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>		<b>31,19,89,547</b>

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.UDAI SARDA MISHRA**

Proprietor

Membership No.: - 123339

FRN No.: - 153188W

UDIN No.: - 24123339BKFSSO3376

Place: Mumbai

Date: 18.04.24



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 per Agreement / Letter of Allotment	Received Amount as on 31.03.2024	Balance Receivables
s1	3	278	1,50,46,095	7523047	75,23,048
2	5	285	1,44,02,906	35,79,388	1,08,23,518
3	6	285	1,44,02,906	1,08,03,181	35,99,725
4	7	285	1,44,02,906	1,08,03,181	35,99,725
5	10	285	1,42,02,906	1,05,98,672	36,04,234
6	11	285	1,21,34,249	33,42,900	87,91,349
7	20	285	1,54,29,990	44,39,115	1,09,90,875
8	21	285	1,50,29,990	37,19,923	1,13,10,067
9	22	285	1,50,29,990	74,77,420	75,52,570
10	23	285	1,54,29,990	1,08,00,994	46,28,996
11	24	285	1,54,29,990	78,07,712	76,22,278
12	25	285	1,12,32,906	27,80,145	84,52,761
13	26	285	1,54,29,990	58,57,497	95,72,493
14	27	285	1,54,29,990	30,57,497	1,23,72,493
15	28	292	1,60,13,885	80,00,000	80,13,885
16	153	270	1,36,44,858	67,88,318	68,56,540
			<b>23,26,93,547</b>	<b>10,73,78,990</b>	<b>12,53,14,557</b>

Unsold Inventory Valuation:

SN	Plot No	Area (in sqm)	Amount as per ASP
1	4	285	10,26,000
2	8	285	10,26,000
3	9	285	10,26,000
4	152	490	17,64,000
		<b>1,345</b>	<b>48,42,000</b>



Note:

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