



NPSR & ASSOCIATES | CHARTERED ACCOUNTANTS

Office No.13-16, MSR Square, Behind Chinchwad Railway Station, Chinchwad, Pune 411033
020-27515575, 020-27515585 nclahoti@yahoo.co.in

FORM 4

CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)
Cost of Real Estate Project GoaRERA Registration Number PRGO10221793

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1	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	173119031.00	173119031.00
	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	0.00	0.00
c.	Acquisition cost of TDR (if any)	0.00	0.00
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	12983943.00	197115.00
e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00	0.00
f.	Under Rehabilitation scheme:	0.00	0.00
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00	0.00
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	0.00	0.00
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	0.00	0.00
	(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,	0.00	0.00
	(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.	0.00	0.00
	Sub-Total of LAND COST	186102974.00	173316146.00



ii. Development Cost / Cost of Construction :			
a. (i) Estimated Cost of Construction as certified by Engineer			
(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA			
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 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		43431500.00	2483053.66
(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 to any statutory Authority.		0.00	0.00
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;		1750000.00	0.00
Sub-Total of Development Cost	1(ii)	45181500.00
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column		231284474.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		175799199.66
4	% completion of Construction Work (as per Project Architect's Certificate)		
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		76%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		175799199.66
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		0.00
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		175799199.66

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for LODHA LANDBUILD INFRASTRUCTURE PVT. LTD. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For NPSR & ASSOCIATES
CHARTERED ACCOUNTANT

V. N. Lahoti

V. N. LAHOTI
Partner
M. No. 170951
Firm Regn. No. 105511W

Name of the Signatory : CA Vivek Lahoti
Membership No. : 170951
Date : 22.03.2023
Place : Pune

Full Address : Office no 13-16, MSR Square, near, Chinchwad Station Rd, Pimpri-Chinchwad, Maharashtra 411033

Contact No. : 9960040910

E mail : ca.vn.lahoti@gmail.com

UDIN: 23170951BGWRF3758



Annexure A

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

Sold Inventory

Sr. No.	Plot No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	3	278.00	15046095	3761523	11284572
2	5	285.00	14402906	1466888	12936018
3	6	285.00	14402906	1435888	12967018
4	7	285.00	14402906	1435888	12967018
5	8	285.00	14202906	1410000	12792906
6	9	285.00	14202906	1406088	12796818
7	10	285.00	14202906	3497219	10705687
8	20	285.00	15429990	2327569	13102421
9	21	285.00	15029990	1487969	13542021
10	22	285.00	15029990	3719922	11310068
11	23	285.00	15429990	1527569	13902421
12	24	285.00	15429990	3818922	11611068
13	26	285.00	15429990	3818922	11611068
14	27	285.00	15429990	1527569	13902421
15	153	270.00	13644858	3377103	10267755
Total			221718319	36019039	185699280

Unsold Inventory Valuation

Rs 3600 per s.m.

Sr. No.	Plot No.	Carpet Area (in sq. mts.)	Unit Consideration as per Reayd Reckoner Rate(ASR) or as ascertained by a registered valuer on the date of issuance of certificate
1	4	285.00	1026000
2	11	285.00	1026000
3	25	285.00	1026000
4	28	292.00	1051200
5	152	490.00	1764000
Total		1637.00	5893200

