



# 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
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	17,31,19,031	17,31,19,031
		OR		
		Value of Land as ascertained from ASR prepared under the provisions of the Applicable Act applicable on the date of registration real estate projector 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	1,29,83,943	1,29,83,943
	e.	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) 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.		
		<b>Sub Total of Land Cost</b>	<b>18,61,02,974</b>	<b>18,61,02,974</b>
	(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)		8,51,82,704
		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	5,63,20,501	3,38,23,685



		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.	6,94,17,464	3,24,28,471
		<b>Sub Total of Development Cost</b>	<b>38,82,93,739</b>	<b>15,14,34,860</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>33,75,37,834</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>58.76%</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>33,75,37,834</b>
7		<b>Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement</b>		<b>6,04,18,967</b>
8		<b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>		<b>27,71,18,867</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. UDAL SARDA MISHRA**

Proprietor

Membership No.: - 123339

FRN No.: - 153188W

**UDIN No.: - 24123339BKFSQV2596**

Place: Mumbai

Date: 18.01.2024



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	Balance Receivables
1	3	278	1,50,46,095	75,23,047	75,23,048
2	5	285	1,44,02,906	35,79,388	1,08,23,518
3	6	285	1,44,02,906	72,02,454	72,00,452
4	7	285	1,44,02,906	72,02,454	72,00,452
5	10	285	1,42,02,906	1,05,98,672	36,04,234
6	11	285	1,21,34,249	12,99,000	1,08,35,249
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	18,57,497	1,35,72,493
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>9,69,33,636</b>	<b>13,57,59,911</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.