



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 PRGO10221791

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	224775806.00	224775806.00
	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	21515149.00	459935.00
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 COST1(i).... 246290955.00	225235741.00



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	0.00	0.00
	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	204748500.00	5793791.87
	(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;	8250000.00	0.00
	Sub-Total of Development Cost1(ii)	212998500.00
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column		459289455.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		231029532.87
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 %)		50%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		231029532.87
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		68163000.00
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		162866532.87

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 : 23170951BGWRFS4290



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	18	285.00	15029990	1487969	13542021
2	19	285.00	15429990	3818923	11611067
3	47	289.00	14405051	599000	13806051
4	48	295.00	14708271	3643000	11065271
5	51	308.00	15365245	1521000	13844245
6	52	303.00	15112562	3740449	11372113
7	53	300.00	14768954	1447380	13321574
8	54	299.00	16397780	4058450	12339330
9	55	299.00	15110417	3754587	11355830
10	57	300.00	16452622	4113155	12339467
11	59	285.00	14402906	3594586	10808320
12	60	286.00	14453442	3577227	10876215
13	64	327.00	17733357	4453139	13280218
14	67	318.00	17239778	4283912	12955866
15	68	310.00	16801042	1663304	15137738
16	69	322.00	17659147	4407538	13251609
17	70	322.00	17459147	4321139	13138008
18	72	316.00	17330094	4289198	13040896
19	73	304.00	16671989	1650527	15021462
20	74	293.00	15868727	3943220	11925507
21	75	291.00	15959042	1579945	14379097
22	76	296.00	12258807	1448000	10810807
23	77	281.00	13410622	1525652	11884970
24	78	252.00	13050262	2583952	10466310
25	79	335.00	16929731	1676043	15253688
26	90	455.00	22794112	5641543	17152569
27	92	280.00	14755780	2470822	12284958
28	93	279.00	15100938	3737483	11363455
29	97	312.00	16910726	4185445	12725281
30	98	314.00	15668464	3917116	11751348
31	99	314.00	15668464	3917116	11751348
32	100	314.00	15495464	1534051	13961413
33	101	314.00	17020410	1686021	15334389
34	102	312.00	16910726	1675162	15235564
35	103	312.00	16910726	1675162	15235564
36	104	314.00	17020410	1675162	15345248
37	105	314.00	17020410	3963552	13056858
38	109	260.00	13597603	1346163	12251440
39	111	304.00	15363099	3817577	11545522
40	112	266.00	13442712	3360678	10082034
41	113	266.00	13442712	3327071	10115641
42	115	313.00	16965569	1679591	15285978
43	116	265.00	13133149	3250454	9882695
44	117	273.00	14771886	3656042	11115844
45	118	270.00	14420027	3605007	10815020
46	119	277.00	14991253	1484134	13507119
47	120	285.00	15429990	2528569	12901421
48	121	273.00	14571886	2742617	11829269
49	126	292.00	15813884	3913937	11899947
50	127	292.00	15863884	500000	15363884
51	128	292.00	15813884	3953472	11860412
52	129	290.00	15534200	3784550	11749650
53	132	292.00	15863884	500000	15363884
Total			830305227	152709792	677595435



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	12	285.00	
2	13	285.00	1026000
3	14	300.00	1026000
4	15	298.00	1080000
5	16	298.00	1072800
6	17	300.00	1072800
7	49	302.00	1080000
8	50	308.00	1087200
9	56	387.00	1108800
10	58	297.00	1393200
11	61	295.00	1069200
12	65	395.00	1062000
13	66	335.00	1422000
14	71	327.00	1206000
15	80	268.00	1177200
16	87	323.00	964800
17	88	344.00	1162800
18	91	430.00	1238400
19	110	304.00	1548000
20	114	304.00	1094400
21	122	241.00	1094400
22	130	290.00	867600
	Total	6916.00	24897600

