

HARITE & ASSOCIATES

CHARTERED ACCOUNTANTS



Partners:

N.S. Harite, B.Com., L.L.B., F.C.A., DISA(ICAI)
Mrs. S.N. Harite, B.Com., F.C.A., DISA(ICAI)

S-10, 2nd Floor,
Lotus Citicentre,
Near Popular H. School,
Comba,
Margao, Goa 403601 INDIA
Tel.: +91-832-2735719
E-mail: ca@harite.in

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 PRGO08180382

Sr. No.

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

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
- c Acquisition cost of TDR (if any)

	<u>Estimated</u>	<u>Amount (Rs.)</u>	<u>Incurred</u>
--	------------------	---------------------	-----------------

	14,98,93,370		13,79,68,370
--	--------------	--	--------------



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

e Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities

f Under Rehabilitation scheme:

(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 the 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, overhead 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.

Sub-Total of Land Cost

14,98,93,370

13,79,68,370



ii **Development Cost / Cost of Construction :**

a	(i) Estimated Cost of Construction as certified by Engineer	28,08,14,880	21,01,00,000
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		21,00,89,012

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

(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.

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;

Sub-Total of Development Cost 28,08,14,880 21,00,89,012



2	Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of Estimated Column	43,07,08,250	
3	Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of Incurred Column		34,80,57,382
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 %)		81%
6	Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)]		34,80,57,382
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		29,67,51,404
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		5,13,05,978

(Rupees Five crores Thirteen lakhs five thousand nine hundred seventy eight only)

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for Aansav Infrastructure and Realty Pvt. Limited (name of the company / promoter) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



(Signature)

(Signature and Stamp / Seal of the Signatory CA)

Name of the Signatory : Nandkishore S. Harite

Membership No.: 035044

UDIN: 22035044AMWXZP6632

Date :

15/07/22

Place: Margao, Goa

Full Address : S-10, 2nd Floor, Lotus Citicentre, Near Popular H. School, Comba, Margao, Goa - 403601

Contact No. : 0832-2735719

E mail : ca@harite.in

HARITE & ASSOCIATES

CHARTERED ACCOUNTANTS



S-10, 2nd Floor,
Lotus Citicentre,
Near Popular H. School,
Comba,
Margao, Goa 403601 INDIA
Tel.: +91-832-2735719
E-mail: ca@harite.in

Partners:

N.S. Harite, B.Com., L.L.B., F.C.A. , DISA(ICAI)
Mrs. S.N. Harite, B.Com., F.C.A. , DISA(ICAI)

FORM 5

See Rule 4 (2)

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

CHARTERED ACCOUNTANT'S CERTIFICATE

Goa RERA Registration Number : PRGO08180382

Sr. No.

Particulars

Amount (Rs.)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred) (Calculated as per the Form IV)	8,26,50,868
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	7,03,18,651
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR or as ascertained by a registered valuer multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	537.20
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2,89,10,000
5	Amount to be deposited in Designated Account – 70% or 100%	9,92,28,651
		6,94,60,056

IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account

IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account



This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for Aansav Infrastructure and Realty Pvt. Limited (name of the company/promoter) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



(Signature and Stamp / Seal of the Signatory CA)

Name of the Signatory : Nandkishore S. Harite

Membership No.: 035044

UDIN: 22035044AMWXP6632

Date : 15/07/22

Place: Margao, Goa

Full Address : S-10, 2nd Floor, Lotus Citicentre, Near Popular H. School,
Comba, Margao, Goa - 403601

Contact No. : 0832-2735719

E mail : ca@harite.in