VINNI A. GAONKAR
ACA, M.COM
Chartered Accountant

Address: 2nd Floor, Costa Chambers,
Margao - Goa
Phone No: 9823260994
Email: vinnidessai@gmail.com

FORM-4

(See Rule 5 (1) (a) (ii))

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project GOA RERA Registration Number PRGO 02211264

Sr.		Particular	Amount (Rs.)	
			Estimated	Incurred
1. i.	a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	1,46,05,563.00	1,46,05,563.00
	b.	Amount of Premium payable to obtain Development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government Or any Statutory Authority	43,94,298.00	43,94,298.00
	c.	Acquisition cost of TDR (if any)	NA	NA
	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;	5,04,600.00	5,04,600.00
	e.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NA	NA
	f.	Under Rehabilitation scheme:		
		(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
		(ii)Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	NA
		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,	NA	NA
		(vi)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.	NA	NA
		Sub-Total of LAND COST	**1,95,04,461.00**	**1,95,04,461.00**

Sr. No.		Particular	Amount (Rs.)	
			Estimated	Incurred
I.ii		Development Cost/Cost of Construction:		
	a.i.	Estimated Cost of Construction as certified by Engineer	12,20,00,000.00	
	a.ii.	Actual Cost of construction incurred as per the books of accounts as verified by the CA		12,07,51,650.00
		Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		

VINNI A. GAONKA Chartered Accountant M. No-171869 MARGAO-GOA

	a.iii.	On-site expenditure for development of entire project excluding cost of construction as per		
		(i) or (ii) above, 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. All costs directly incurred to complete the construction of the entire phase of the project registered.	1,30,50,000.00	1,16,91,777.00
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	79,78,417.00	75,44,102.00
	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 :		
		Sub-Total of Development Cost	**14,30,28,417.00**	**13,99,87,529.00**
2		**Total Estimated Cost of the Real Estate Project [1(i) 1 (ii)] of Estimated Column**	**16,25,32,878.00**	
3		**Total Cost Incurred of the Real Estate Project [1(i) 1 (ii)] of Incurred Column**	**15,94,91,990.00**	
4		**% completion of Construction Work (As per Project Architect's Certificate)**	**As per Annexure B**	

5. Proportion of the Cost incurred on Land Cost -12% and - 86.13% Construction Cost to the Total Estimated Cost. (98.13%)

Amount which can be withdrawn from the Designated Account Rs. 15,94,91,990/- Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)

1. Less: Amount withdrawn till date of this certificate as per The Books of Accounts and Bank Statement **Rs. 12,35,03,203/-**
2. Net Amount which can be withdrawn from the Designated Bank Account under this certificate **Rs.3,59,88,787/-**

This certificate is being issued for RERA compliance for the Company **M/S Vaastu Estate Developers** and is based on the records and documents produced before me and explanations provided to me by the management of the Firm

VINNI A. GAONKAR * Chartered Accountant M. No-171869 * MARGAO-GOA

Signature of Chartered Accountant
Name- CA. VINNI A. GAONKAR
Membership Number - 171869
UDIN- 25171869BMUJJE9572
Date - 17/05/2025
Place - Margao -Goa

Full Address - Costa Chambers Margao Goa
Contact - 9823260994
Email - vinnidessai@gmail.com

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

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)	Rs30,40,888/-
2	Balance amount of receivables from sold apartments as per Annexure A to this certificate. (as certificate by Chartered Accountant as verified from the records and books of Accounts)	Rs 2,02,77,030/-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	546.61 sq mtr.
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	Rs 4,85,73,308/-
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	Rs 6,88,50,338/-

5. Amount to be deposited in Designated Account – 70% or 100%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 balance receivables of ongoing project will be deposited in designated Account %

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VINNI A. GAONKAR
Chartered Accountant
M. No-171869
MARGAO-GOA

Signature of Chartered Accountant
Name- CA. VINNI A. GAONKAR
Membership Number - 171869
UDIN - 25171869BMUJJE9572

Date - 17/05/2025
Place - Margao -Goa
Full Address - Costa Chambers Margao Goa
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Email - vinnidessai@gmail.com

ANNEXURE A -Vaastu Hanging Gardens PH 2 ---Updated Receivables chart as of 31.03.2025

Sr No.			Value of Unit Sold	Amount Received	Balance
1	Neelay Bhattacharya	T-2	1,30,00,000.00	1,21,50,000.00	8,50,000.00
2	Prakash bhandari	T-5	80,00,000.00	79,83,618.00	16,382.00
3	Navin Jaju	FO -2	99,75,000.00	92,00,000.00	7,75,000.00
4	Ashok Malhotra	FO-5	1,21,00,000.00	1,14,75,000.00	6,25,000.00
5	Sudesh Pillay	FI-2	1,13,11,200.00	1,08,10,860.00	5,00,340.00
6	Giri Jadhav	SE-1	1,78,66,000.00	1,66,58,396.00	12,07,604.00
7	Giri Jadhav	SE-2	1,69,30,000.00	1,61,82,205.00	7,47,795.00
8	Suhas Mane	FI-5	1,13,00,000.00	1,13,00,000.00	-
9	Rasika & Sujoy Datta	T-3	1,06,00,000.00	1,06,00,000.00	-
10	Reena Lakhanpal	FO-4	1,16,00,000.00	1,12,00,000.00	4,00,000.00
11	Viraj Mahale	T-4	1,22,00,000.00	1,17,19,733.00	4,80,267.00
12	Nimish Raut	FI -4	1,20,00,000.00	1,11,00,000.00	9,00,000.00
13	Prathmesh Naik & Ketaki Verlekar	FI-3	1,18,00,000.00	1,13,50,000.00	4,50,000.00
14	Deepak Seth	FO-3	1,23,00,000.00	1,22,90,000.00	10,000.00
15	Mr. Ramchandra P. Phadte & Mrs. Sushna R Phadte	T-1	65,00,000.00	62,85,002.00	2,14,998.00
16	Mrs. Shivani A.& Mr. Arun P. Fadte	FO-6	65,00,000.00	62,85,356.20	2,14,644.00
17	Ms.Jhalak M Doshi & Mr.Sudhanshu Saxena	SI-1	67,00,000.00	63,45,000.00	3,55,000.00
18	Wilfred Rodriques -	FO 1	67,00,000.00	2,00,000.00	65,00,000.00
19	Adil Shakil Khan -	FI 1	67,00,000.00	6,70,000.00	60,30,000.00
			20,40,82,200.00	**18,38,05,170.20**	**2,02,77,030.00**

Unsold Inventory --VAASTU HANGING GARDENS PHASE 2

Sr. No.	Flat No.	Floor	Carpet Area as Per RERA(In Sq. Mtr.)	Total Value
1	T-6	Third	64.63	57,43,204.25
2	Fi-6	Fifth	64.63	57,43,204.25
3	SI-2	Sixth	176.36	1,56,71,847.46
4	SI-3	Sixth	176.36	1,56,71,847.46
5	SI-4	Sixth	64.63	57,43,204.25
	Total		**546.61**	**4,85,73,307.67**

VINNI A. GAONKAR * Chartered Accountant M. No 171869 * MARGAO-GOA