



GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

101, 1st Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001 GOA

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F.No:3/RERA/Off. Matters/2019/84

Date: 23/01/2020

CIRCULAR

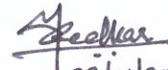
Sub: Architect's certificate, Engineer's certificate and Chartered Accountant's certificate under Section 4.2 (I)(D) of the RERA (Act), 2016.

As per Section 4.2(I)(D) of RERA (Act), 2016 the amounts from the separate account shall be withdrawn by the promoter after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

After thorough analysis of the above Section, the Goa RERA(Authority) has come to the conclusion that Architect's Certificate and Engineer's Certificate are not necessary for registration of the project.

However Architect's certificate, Engineer's certificate and Chartered Accountant's certificate, in prescribed format (formats enclosed herewith) shall be necessary for the purpose of withdrawing the amount from the separate account as required under Section 4.2 (I)(D) of RERA (Act), 2016 and the promoter(s) will maintain the same for audit and other purposes.

This is issued with approval of the authority.


23/01/2020

(Yugandaraj V. Redkar)

Dy. T.P. (RERA)

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

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account)

Date:

To

_____ (Name of the Promoter),
_____ (Address of the Promoter),

Subject: Certificate of Percentage of Completion of Construction Work of ___ No. of Building(s) / ___ Wing(s) of the ___ Phase of the Project situated on the Plot bearing PTS no. ___, Chalta no. ___ / Survey no. / Plot no ___ demarcated by its boundaries _____ to the North ___ to the South ___ to the East ___ to the West, of Ward ___ Municipality ___, village panchayat ___ taluka ___ District ___ PIN ___ admeasuring ___ sq.mts. area being developed by [Promoter's Name]

Ref: Goa RERA Registration Number _____

Sir,

I/ We _____ have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the ___ Building(s)/ _____ Wing(s) of the _____ Phase of the Project, situated on the plot bearing PTS no. _____, Chalta no. ___ / Survey no. ___ / Plot no _____ of Ward _____ Municipality _____, village/panchayat _____ taluka _____ District _____ PIN _____ admeasuring _____ sq.mts. area being developed by [Promoter's Name]

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s /Shri / Smt _____ as Architect ;
- (ii) M/s /Shri / Smt _____ as Structural Consultant
- (iii) M/s /Shri / Smt _____ as MEP Consultant
- (iv) M/s /Shri / Smt _____ as Site Supervisor

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project , I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number _____ under Goa RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table A

Building / Wing Number _____ (to be prepared separately for each Building / Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	
2	_____number of Basement(s) and Plinth	
3	_____number of Podiums	
4	Stilt Floor	
5	_____number of Slabs of Super Structure	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	

TABLE-B**Internal & External Development Works in Respect of the entire Registered Phase**

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal Roads & Footpaths			
2.	Water Supply			
3.	Sewerage (chamber, lines, Septic Tank, STP)			
4.	Storm Water Drains			

5.	Landscaping & Tree Planting			
6.	Street Lighting			
7.	Community Buildings			
8.	Treatment and disposal of sewage and sullage water			
9	Solid Waste management & Disposal			
10	Water conservation, Rain water harvesting			
11	Energy management			
12	Fire protection and fire safety requirements			
13	Electrical meter room, sub-station, receiving station			
14	Others (Option to Add more)			

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Architect

Council of Architecture Reg. No. _____

FORM-2

ARCHITECT'S CERTIFICATE

(To be issued on completion of each of the Building/Wing)

Date:

To
The _____ (Name & Address of Promoter),

Subject: Certificate of Completion of Construction Work of _____ Building / _____ Wing of the Building of the project [Goa RERA Registration Number] situated on the Plot bearing bearing PTS no. ____, Chalta no. __/ Survey no. __/ Plot no. _____ demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Ward _____ Municipality _____, village panchayat _____ taluka _____ District _____ PIN _____ admeasuring _____ sq.mts. area being developed by [Promoter's Name]

Sir,

I / We _____ have undertaken assignment as Architect of certifying Completion of Construction Work of _____ Building / _____ Wing of the Building situated on the plot bearing PTS no. ____, Chalta no. __/ Survey no. __/ Plot no. _____ Ward _____ Municipality _____, village panchayat _____ taluka _____ District _____ PIN _____ admeasuring _____ sq.mts. area being developed by [Promoter's Name].

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s /Shri / Smt _____ as Architect ;
 - (ii) M/s /Shri / Smt _____ as Structural Consultant
 - (iii) M/s /Shri / Smt _____ as MEP Consultant
 - (iv) M/s /Shri / Smt _____ as Site Supervisor.

2. Based on Completion Certificate received from Structural Engineer and Site Supervisor; and to the best of my / our knowledge I / We hereby certify that _____ Building / _____ Wing of the Building has been completed in all aspects and is fit for occupancy for which it has been erected / re-erected / constructed and enlarged. The _____ Building / _____ Wing of the Building is granted Occupancy Certificate / Completion Certificate bearing number _____ dated _____ by _____ (Local Planning Authority)

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Architect
Council of Architecture Reg. No. _____

FORM-3
See Rule 5 (1) (a) (ii)

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account- Project wise)

Date:

To

_____ (Name of the Promoter),
_____ (Address of the Promoter),

Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of _____ building(s) / _____ Wing(s) of the _____ Phase situated on the Plot bearing bearing PTS no. _____ Chalta no. / Survey no. / Plot no _____ demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Ward _____ Municipality _____, village panchayat _____ taluka _____ district _____ PIN _____ admeasuring _____ sq.mts. area being developed by [Promoter's Name]

Ref: Goa RERA Registration Number _____

Sir,

I / We _____ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being _____ Building(s)/ _____ Wing(s) of the _____ Phase situated on the plot bearing PTS no. ____, Chalta no. __/Survey no. __/Plot no. ____ of Ward _____ Municipality _____, village panchayat _____ taluka _____ District _____ PIN _____ admeasuring _____ sq.mts. area being developed by [Promoter's Name]

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s /Shri / Smt _____ as Architect ;
 - (ii) M/s /Shri / Smt _____ as Structural Consultant
 - (iii) M/s /Shri / Smt _____ as MEP Consultant
 - (iv) M/s /Shri / Smt _____ as Quantity Surveyor *
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by _____ quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs _____ (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs._____ (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from _____ (planning Authority) is estimated at Rs (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building /Wing bearing Number_____or called _____
(To be prepared separately for each Building /Wing of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the building/wing as on_____date of Registration is	Rs._____/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs._____/-
3	Work done in Percentage (as Percentage of the estimated cost)	_____%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs._____/-
5	Cost Incurred on Additional /Extra Items as on_____not included in the Estimated Cost (Annexure A)	Rs._____/-

TABLE B

(to be prepared for the entire registered phase of the Real Estate Project)

Sr. No	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs._____/-
2	Cost incurred as on _____ (based on the Estimated cost)	Rs._____/-
3	Work done in Percentage (as Percentage of the estimated cost)	_____%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs._____/-

5	Cost Incurred on Additional /Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____/-
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Yours Faithfully,

Signature & Name (IN BLOCK LETTERS) of Engineer

Town and Country Planning Department Reg. No. _____

Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)

FORM-4
(See Rule 5 (1) (a) (ii))

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project GoRERA Registration Number _____

Sr. No.		Particulars	Amount (Rs.)	
			Estimated	Incurred
1	i.	<u>Land Cost :</u>		
		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)		
		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		

	f. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.			
	g. 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	..1(i)...		

ii.	<u>Development Cost / Cost of Construction :</u>			
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)			
	(ii) 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	..1(ii)..		
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column			
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column			
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 %)			
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)			

7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement			
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate			

(Rupees _____)

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for _____ (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 :

Membership No. : _____

Date :

Place :

Full Address :

Contact No. :

E mail :

Note:-

1. The Expression “incurred” would mean amount of product or service received, creating a debt in favour of a seller or supplier and shall also include the amount of product or service received against the payment.

2. With respect to an Ongoing Project, at the time of registration of the Real Estate Project, the Estimated Land Cost and Development Cost/ Cost of Construction to be certified shall be for the cost of the real estate project, since its inception and not the balance Estimated Land Cost and Development Cost/ Cost of Construction to complete the project. That is, the total Incurred Cost of the Real Estate Project shall be the aggregate of the Incurred Land Cost and Development Cost/ Cost of Construction of the project, since its inception till the date of the issuance of the certificate and the estimate Land Cost and Development Cost/ Cost of Construction shall be for the entire project from the inception till completion.

3. Development cost/ cost of construction of project should not include marketing and brokerage expenses towards sale of apartments. Such expenses though project cost, should not be borne from the amount that is required to be deposited in the designated separate account.

Annexure A

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

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable

(Unsold Inventory Valuation)

Ready Recknor Rate or Rate as ascertained by a registered valuer on the date of issuance of Certificate of the Residential / commercial premises :

Rs _____ per sm

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Ready Reckoner Rate(ASR) or as ascertained by a registered valuer on the date of issuance of certificate

FORM-5
See Rule 4 (2)

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

Goa RERA Registration Number: _____ (mention Reg. Number)

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)	
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)	
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	Sq. Mt.
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	
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 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 _____ (name of the company/promoter) and is based on the records and documents produced before me and explanation provided to me by the management of the Company.

(Signature and Stamp / Seal of the Signatory CA)

Name of the Signatory :

Membership No. :

Date :

Place :

Full Address :

Contact No. :

Email :

FORM-6
[See Section 4(2)(I)(D)]

**ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS STATUTORY AUDITOR
OF THE PROMOTER/PROMOTER'S COMPANY / FIRM/BUSINESS ENTITY)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

To,
NAME OF THE PROMOTER
ADDRESS OF THE PROMOTER

Subject: Report on Statement of Accounts on project fund utilization and withdrawal by
_____ (Name of The Company/Promoter), hereinafter referred to as the "Promoter",
for the Financial Year(Period) Ending _____ to _____ with
respect to the Project bearing Goa RERA Reg. Number _____.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with The Goa Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017.
2. I / We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of the Promoter for the financial year/period from ___ to ___ and hereby certify that:
 - i. The Promoter has/have completed _____% of the project titled _____(Name) bearing GoaRERA Reg.No. _____ located at _____.
 - ii. Amount collected during the year/period in question for this project is Rs. _____ and amounts collected till date is Rs. _____
 - iii. Amount withdrawn during the year/period in question for this project is Rs. _____ and amount withdrawn till date is Rs. _____
4. I/We certify that the Promoter has/have utilized the amounts collected for ___ project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

(If not, please rephrase clause 4 to specify (i) the amount withdrawn in excess of eligible amount or (ii) any other exceptions).

(Signature and Stamp/Seal of the Signatory CA)

Name of the Signatory:

Membership No.:

Date:

Place:

Full Address:

Contact no.:

Email :