



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 : Registration No :PRGO06211325

Sr. No.		Particulars	Amount (Rs.)	
			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 OR Value of Land as ascertained from ASR prepared under the provision 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)	₹ 1,20,40,000.00	₹ 1,20,40,000.00
	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 satutory Authority		
	c.	Acquisition cost of TDR (if any)		
	d.	Amounts payable/Paid 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	Stamp Paper - ₹ 4,82,000.00 Registration – ₹ 4,81,960.00	₹ 4,82,000.00 ₹ 4,81,960.00
	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	₹ 1,30,03,960.00	₹ 1,30,03,960.00
	1(i)...		
	ii.	Development Cost I Cost of Construction :		
	a.	(i) Estimated Cost of Construction as certified by Engineer	₹ 7,50,00,000.00	
		(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)		₹ 4,52,79,410.67
		(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	₹ 0.00	₹ 0.00
		(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.	₹ 0.00	₹ 0.00
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	Transformer & Electricity Connection Charges ₹ 20,00,000.00	₹ 0.00

			Sanad		₹ 4,06,350.00
			Infrastructure Tax		₹ 7,72,422.00
			Construction		₹ 5,90,874.00
			Temporary Electricity		₹ 26,711.00
			Connection Charges		
			TCP Completion Order		₹ 4,740.00
			Occupancy Charges		₹ 5,000.00
			House Tax Charges		₹ 34,010.00
	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	₹ 7,70,00,000.00	₹ 4,71,19,517.67
		1(ii)...		
2			Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	₹ 9,00,03,960.00	₹ 0.00
3			Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of Incurred Column		₹ 6,01,23,477.67
4			% completion of Construction Work (as per Project Architect's Certificate)	0.00%	
5			Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	66.80%	
6			Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	₹ 6,01,23,477.67	
7			Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	₹ 1,94,59,100.00	
8			Net Amount which can be withdrawn from the Designated Bank Account under this certificate	₹ 4,06,64,377.67	

(Rupees Six crores One Lacks Twenty Three Thousand Four Hundred and Seventy Seven only)

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for R. R. Enterprises, Prop. Rameshchandra Gohil and is based on the records and documents produced before me and explanations provided to me by the management of the Company.
GST No 30ACDPG7350G1Z4

For K. D. Amlani & Co.,
Chartered Accountants




Proprietor
Membership No.042653
Date : 08-07-2022
Place: Panaji-Goa
Full Address :23, 2nd Floor, Trionora Apartments, Panaji-Goa
UDIN NO 22042653AMMBKC3898

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
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

Sr. No.	Shop / Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	S-01	21.27	₹ 16,45,280.00	₹ 4,00,000.00	₹ 12,45,280.00
2	S-02	20.66	₹ 13,81,500.00	₹ 5,00,000.00	₹ 8,81,500.00
3	S-03	19.88	₹ 13,25,000.00	₹ 3,01,000.00	₹ 10,24,000.00
4	S-04	18.08	₹ 12,18,000.00	₹ 3,00,100.00	₹ 9,17,900.00
5	S-05	42.72	₹ 27,91,000.00	₹ 10,00,000.00	₹ 17,91,000.00
6	S-06	120.58	₹ 77,02,000.00	₹ 20,00,000.00	₹ 57,02,000.00
7	S-07	119.40	₹ 76,27,000.00	₹ 60,00,000.00	₹ 16,27,000.00
8	S-08	21.26	₹ 16,32,400.00	₹ 13,10,000.00	₹ 3,22,400.00
9	GF-01	70.56	₹ 36,27,920.00	₹ 6,06,000.00	₹ 30,21,920.00
10	GF-02	69.11	₹ 35,58,230.00	₹ 5,05,000.00	₹ 30,53,230.00
11	FF-07	65.82	₹ 37,24,173.00	₹ 31,03,000.00	₹ 6,21,173.00
12	SF-06	87.8	₹ 45,05,610.00	₹ 3,53,500.00	₹ 41,52,110.00
13	SF-07	65.82	₹ 35,05,205.00	₹ 26,26,000.00	₹ 8,79,205.00
14	TF-07	65.82	₹ 35,05,205.00	₹ 4,54,500.00	₹ 30,50,705.00
TOTAL		808.78	₹ 4,77,48,523.00	₹ 1,94,59,100.00	₹ 2,82,89,423.00

Cost of Re

Ready Recknor Rate or Rate as ascertained by a registered valuer on the date of issuance of Certificate of the Residential / commercial premises :R. R. Heritage Shop rate Rs 45000/- and Flat rate Rs. 32,000/- Per Sqm

Sr. No.	Shop / 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
1	Shop No. S-09	20.33	₹ 11,57,000.00
2	Shop No. S-10	23.98	₹ 14,33,000.00
3	Flat No. FF-01	70.56	₹ 36,17,000.00
4	Flat No. FF-02	69.11	₹ 35,48,000.00
5	Flat No. FF-03	67.66	₹ 34,97,000.00
6	Flat No. FF-04	67.66	₹ 34,82,000.00
7	Flat No. FF-05	60.63	₹ 29,33,000.00
8	Flat No. FF-06	87.8	₹ 46,90,000.00
9	Flat No. FF-08	47.24	₹ 25,18,000.00
10	Flat No. SF-01	70.56	₹ 36,17,000.00
11	Flat No. SF-02	69.11	₹ 35,48,000.00
12	Flat No. SF-03	67.66	₹ 34,97,000.00
13	Flat No. SF-04	67.66	₹ 34,82,000.00
14	Flat No. SF-05	60.63	₹ 30,39,000.00
15	Flat No. SF-08	47.24	₹ 25,18,000.00
16	Flat No. TF-01	88.77	₹ 44,87,000.00
17	Flat No. TF-02	69.11	₹ 35,48,000.00
18	Flat No. TF-03	67.66	₹ 34,97,000.00
19	Flat No. TF-04	67.66	₹ 34,82,000.00
20	Flat No. TF-05	60.63	₹ 30,39,000.00
21	Flat No. TF-06	87.8	₹ 44,93,000.00
22	Flat No. TF-08	47.24	₹ 25,18,000.00
TOTAL		1386.70	₹ 7,16,40,000.00



K. D. Amlani & Co.,
CHARTERED ACCOUNTANTS

23, 2nd Floor, Trionora Apartments, Near Municipal Market , Panaji-Goa. 403 001 Mobile :9823173094
Ph: (O) 0832- 2220057 / Tel/fax : 2426157 Email-ID:amlanicooffice@gmail.com
PAN No:ABOPA2904J GSTIN: 30ABOPA2904JS2Z3

FORM 5
See Rule 4 (2)
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)
CERTIFICATE

Goa RERA Registration Number : PRGO06211325

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)	₹ 2,98,80,482.33
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)	₹ 2,82,89,423.00
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	1386.70 Sq Mt ₹ 7,16,40,000.00
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	₹ 9,99,29,423.00
5	Amount to be deposited in Designated Account - 70% or 100%	₹ 1,98,02,596.10

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 M/S R R ENTERPRISES (PROP. MR. RAMESHCHANDRA S GOHIL) and is based on the records and
documents produced before me and explanations provided to me by the management of the Company.

For K. D. Amlani & Co.,
Chartered Accountants

Proprietor
Membership No.042653



Date : 08-07-2022
Place: Panaji-Goa
Address :23, 2nd Floor, Trionora Apartments, Panaji-Goa
UDIN NO : 22042653AMMBKC3898



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PAN No:ABOPAS2904J GSTIN:30ABOPAS2904J2Z3

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,
M/S R R ENTERPRISES
(PROP. MR. RAMESCHANDRA S. GOHIL)
OFFICE NO. 6-B, R R TOWER, RAJWADO,
MAPUSA GOA, 403507

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by
M/S R. R. ENTERPRISES (PROP. MR. RAMESHCHANDRA S GOHIL), hereinafter referred to as the
"Promoter", for the Period Ending 30.06.2022 with respect to the Project bearing Goa RERA
Reg. Number PRGO06211325

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 ending 30.06.2022 and hereby certify that:

i. The Promoter has/have completed **66.80%** of the project titled R R HERITAGE bearing Goa RERA Reg.No.:PRGO06211325 located at Sanquelim Goa.

ii. Amount collected during the ~~year~~/period in question for this project is Rs.1,94,59,100 /- and

amounts collected till date is Rs. 1,94,59,100/-

iii. Amount withdrawn during the ~~year~~/period in question for this project is Rs. 1,94,59,100/- and

amount withdrawn till date is Rs.1,94,59,100 /-

4. I/~~We~~ certify that the Promoter has/have utilized the amounts collected for R R Heritage, Sanquelim project only for that project and 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).

For K. D. Amlani & Co.,
Chartered Accountants

K. D. Amlani
Proprietor



Membership No.042653

Date : 08.07.2022

Place: Panaji-Goa

Address :23, 2nd Floor, Trionora Apartments, Panaji-Goa

UDIN NO : 22042653AMMBKC3898