

**FORM 1 [see Regulation 3]**

**ARCHITECT'S CERTIFICATE** (COA Reg No CA/2000/26100)

(Goa TCP Reg No AR/0004/2010)

**(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)**

Date: 30-06-2021

To,

SAVILLE BUILDERS & REAL ESTATE DEVELOPERS

SHOP NO.4, BLOCK A,

COLACO RESIDENCY,

OPP.VIBES, COMBA, MARGAO,

Goa

**Subject: Certificate of Percentage of Completion of Construction Work of GOLDEN SERENITY, Building Project (GoaRERA Registration Number) situated on the Plot bearing Chalta No. 161 of P. T. Sheet No. 220, Bearing Nos. 4/34, 4/35 and 4/36, demarcated by its boundaries (latitude and longitude of the end points) By remaining plot of the said property to the North, By Area left for road widening to the South, By Area left For road widening to the East, By Property under Chalta No. 183 the West of Division Aquem, Margaon, village Salcete, Taluka Margaon, Dist South Goa, PIN 403 601, admeasuring 1063.04 Sq. Mtrs. area being developed by SAVILLE BUILDERS & REAL ESTATE DEVELOPERS**

Sir,

I, Mr Uday Sawant, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the Chalta No. 161 of P. T. Sheet No. 220, Bearing Nos. 4/34, 4/35 and 4/36, Division Aquem, Margaon, village Salcete, Taluka Margaon, Dist South Goa, PIN 403 601, admeasuring 1063.04 Sq. Mtrs. area being developed by SAVILLE BUILDERS & REAL ESTATE DEVELOPERS,

(COA Reg No CA/2000/26100)

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

- (i) Mr Uday Sawant as L.S. / Architect;
- (ii) Shri Auxilio J.S Rodrigues as Structural Consultant;
- (iii) M/s/Shri/Smt \_\_\_\_\_ NA \_\_\_\_\_ as MEP Consultant;
- (iv) Shri Prabhakar Kumar as Site Supervisor

Based on Site Inspection, with respect to each of the Building 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 Villa of the Real Estate Project as registered vide number .....under GoaRERA 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**

Golden Serenity, Building Project (to be prepared separately for Building Project)

Sr. No.	Tasks / Activity	Percentage of Work Done
1	Excavation	100
2	NA Basement(s) and 1 number Plinth	100
3	.....number of Podium(s)	NA
4	Stilt Floor	100
5	6 number of Slabs of Super Structure	100
6	Internal Walls, Internal Plasters, Floorings within Flats/Premises, Doors and Windows to each of the Flats/Premises	90
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	90
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	60

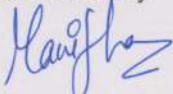
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment / CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/Completion Certificate	40
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**TABLE - B**

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

S. No	Common areas & Facilities, Amenities	Proposed (Yes / No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	No	0	-
2.	Water Supply	Yes	0	Over head water tank, underground water tank, PWD water supply
3.	Sewage (Chamber, lines, Septic Tank, STP)	Yes	0	Chamber and line
4.	Storm Water Drains	Yes	0	Gutters
5.	Landscaping & Tree Planting	Yes	0	Tree
6.	Street Lighting	Yes	0	LED Lights
7.	Community Buildings	No	-	-
8.	Treatment & Disposal of sewage & Sullage water	No	0	-
9.	Solid waste management & Disposal	Yes	0	Public Sewer Line
10.	Water conservation, Rain Water Harvesting	No	0	
11.	Energy management	No	-	-
12.	Fire protection and fire safety requirements	No	-	-
13.	Electrical meter room, sub-station, receiving station	Yes	0	Electrical Panel
14.	Others (Option to Add more)	-	-	-

Yours Faithfully



MANISHA.R.LOTLIKAR

(COA Reg No CA/2000/26100)

(Goa TCP Reg No AR/0004/2010)





**Auxilio J. S. Rodrigues** B.E. Civil(Hons)

**CONSULTING ENGINEER**

**Office:** Business Point, 1st Floor, Angod,  
Behind Comunidade Ghor,  
Mapusa - Goa. **Ph :** 2253252

**Res :** Auchit Vaddo, Assonra, Bardez,  
Goa. **Ph :** 2215583 \ 2215833

**FORM 2 [see Regulation 3]**

**ENGINEER'S CERTIFICATE**

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

To,  
SAVILLE BUILDERS & REAL ESTATE DEVELOPERS  
SHOP NO.4, BLOCK A,  
COLACO RESIDENCY,  
OPP.VIBES, COMBA, MARGAO,  
Goa

Date : 30/06/2021

**Subject: Certificate of Cost Incurred for Development of GOLDEN SERINITY, Building Project (GoaRERA Registration Number) situated on the Plot bearing Chalta No. 161 of P. T. Sheet No. 220, Bearing Nos. 4/34, 4/35 and 4/36, demarcated by its boundaries (latitude and longitude of the end points) By remaining plot of the said property to the North, By Area left for road widening to the South, By Area left For road widening to the East, By Property under Chalta No. 183 the West of Division Aquem, Margaon, village Salcete, Taluka Margaon, Dist South Goa, PIN 403 601, admeasuring 1063.04 Sq. Mtrs. area being developed by SAVILLE BUILDERS & REAL ESTATE DEVELOPERS**

**Ref.: GoaRERA Registration Number : PRG006180071**

Sir,

I Auxilio J. S. Rodrigues have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being a Building Project (GoaRERA Registration Number) situated on the Plot bearing Chalta No. 161 of P. T. Sheet No. 220, Bearing Nos. 4/34, 4/35 and 4/36, Division Aquem, Margaon, village Salcete, Taluka Margaon, Dist South Goa, PIN 403 601, admeasuring 1063.04 Sq. Mtrs. area being developed by SAVILLE BUILDERS & REAL ESTATE DEVELOPERS,

Following technical professionals are appointed by Owner / Promoter :-

- (i) Mr Uday Sawant as L.S. / Architect;
- (ii) Shri Auxilio J.S Rodrigues as Structural Consultant;
- (iii) M/s/Shri/Smt \_\_\_\_\_ NA \_\_\_\_\_ as MEP Consultant;
- (iv) Shri Prabhakar Kumar as Site Supervisor



1. 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 .....NA..... 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.
2. We estimate **Total Estimated Cost** of completion of the building(s) of the aforesaid project under reference as **Rs.6,74,61,020/-** (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 **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Margao** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated **Cost Incurred** till date is calculated at **Rs.4,13,96,535/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. 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 **Dy. Town Planner, Town & Country Planning department, Govt. of Goa, Margao** (Planning Authority) is estimated at **Rs.2,60,64,485/-** (Total of Table A and B).
5. 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 **GOLDEN SERINITY Building Project**

(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 30/06/2021	Rs.6,13,28,200/-
2.	Cost incurred as on 30/06/2021 (based on the Estimated cost)	Rs.3,98,63,330/-
3.	Work done in Percentage (as Percentage of the estimated cost)	65%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.2,14,64,870/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs _____NA____/-

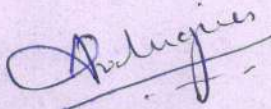
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**TABLE B****(to be prepared for the entire registered phase of the Real Estate Project)**

<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts</b>
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30/06/2021	Rs.61,32,820/-
2.	Cost incurred as on 30/06/2021 (based on the Estimated cost)	Rs.15,33,205/-
3.	Work done in Percentage (as Percentage of the estimated cost)	35%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.45,99,615/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs_____NA____/-

Yours Faithfully



Signature of Engineer

TCP Registration no. : SE/0002/2019

**AUXILIO RODRIGUES**  
 B.E. Civil (Hons)

Reg. No. PWD/ENGR. 299/92

 Dongri, Assonora,  
 Bardez, Goa 403 503
**\*Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approval 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.





**DEVRAJ VISHWAMITRA & CO.**

**B.Com, CA.  
Chartered Accountant**

Head Off: 1-B-4, L&L, Correia Pride, Near South Goa Collectorate, Margao-Goa. Phone: 0832-2706673

**FORM -4** [see Rule 5(1) (a)(ii)]

**CHARTERED ACCOUNTANT'S CERTIFICATE**

**FOR REGISTRATION OF PROJECT UNDER RERA AND SUBSEQUENT WITHDRAWAL OF MONEY**

**Cost of Real Estate Project...Goa RERA Registration Number: PRGO06180071--GOLDEN SERENITY**

Sr.	No.	Particular	Amount (Rs.)	
			Estimated	Incurred
1	(i)	<b>Land Cost:</b>		
	a	Acquisition Cost of Land or Development Rights, Lease Premium, Lease Rent, Interest Cost incurred or payable on Land cost and Legal cost.	3,13,00,000.00	3,13,00,000.00
	b	Amount of Premium payable to obtain Development rights, FAR, additional FAR, and any other incentive under DCR from local Authority or State Govt. or any Statutory Authority.	37,00,816.00	37,00,816.00
	c	Acquisition cost of TDR (if any)	NA	NA
	d	Amounts payable to State Govt. or Competent authority or any other statutory authority of the State or Central Govt., towards stamp duty, transfer charges, registration fees etc;	28,18,280.00	28,18,280.00
	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 books of accounts as verified by CA	NA	NA
		<b>Note: (for total cost of construction incurred, minimum of (i) or (ii) is to be considered)</b>		



Branch: U 02, D1 Phase IV Verna Industrial Estate Verna, Salcete-Goa. 403 722. Email: uafs1133@gmail.com

iii	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/ illegal occupants, cost for providing temporary transit accomodation or rent in lieu of transit accommodation, overhead cost.	NA	NA
iv	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposite, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	NA	NA
	<b>Sub -Total of LAND COST.....1(i)</b>	<b>3,78,19,096.00</b>	<b>3,78,19,096.00</b>

Sr.	No.	Particular	Amount (Rs.)	
			Estimated	Incurred
	(ii)	<b>Development Cost / Cost of Construction:</b>		
	a.(i).	Estimated cost of construction as certified by engineer	6,13,28,200.00 (Built up area 3066.41 x Rs 20,000, construction cost per sq. mtr.)	
	a(ii).	Actual cost of construction incurred as per the books of accounts verified by CA		5,19,59,103.00
		<b>Note: (for total cost of construction incurred, minimum of (i) or (ii) is to be considered)</b>		
	a(iii)	On site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e salaries, development works, cost of services (including water, electricity sewerage, drainage layout, roads etc), cost of machineries and equipments including its hire and maintainance costs, consumables etc.excluding cost of construction as per (i) or (ii) above	61,32,820.00 (Built up area 3066.41 x Rs 2,000 consultancy cost per sq. mtr.)	36,79,692.00
	a(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.	NA	NA
	b	Payment of taxes, cess, fees, charges, premiums,interest etc to any statutory Authority	42,75,636.00	42,75,636.00
	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.	NA	NA
		<b>Sub -Total of Development Cost.....1(ii)</b>	<b>7,17,36,656.00</b>	<b>5,99,14,431.00</b>





2	Total estimated cost of Real Estate Project [1(i) +1 (ii) of Estimated Column	10,95,55,752.00	
3	Total cost incurred of Real Estate Project [1(i) +1 (ii) of Incurred Column	9,77,33,527.00	
4	% completion of construction work (as per project architect's certificate)	65%	
5	Proportion of cost incurred on Land Cost and construction cost to the Total Estimated Cost.(3/2%)	89.20%	
6	<b>Amount which can be withdrawn from the designated account</b> (Total estimated cost*Proportion of cost incurred (Sr. no 2*Sr. no 5)	9,77,33,527.00	
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	9,77,33,527.00	
8	Net amount which can be withdrawn from the designated bank account under this certificate	Nil	

This certificate is being issued for RERA compliance for M/s. Saville Builders & Real Estate Developers (Promoter) and is, based on the records and documents, produced before me and explanation provided by the Management.

signature of Chatered Accountant  
Name: Devraj Vishwamitra & Co  
( Membership number: 027658)



UDIN: 21027658AAAAAS2020

Date: 31.08.2021  
Place: Margao -Goa



**FORM -5** [see Rule 4 (2)]  
**(ADDITIONAL INFORMATION FOR ONGOING PROJECT)**  
GOA RERA- PROJECT REGISTRATION NUMBER: **PRGO06180071**

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 Form IV)	1,18,22,225.00
2	Balance amount of receivable from sold apartments as per Annexure A to this certificate.(as certified by Chartered Accountant verified from Books of Accounts)	2,05,45,224.30
3 (i)	Balance unsold area ( certified by management and verified by CA from the records and accounts	528.75m2
(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 date of certificate, to be calculated and certified by CA), as per Annexure to the certificate.	4,47,00,000.00
4	Estimated receivables of ongoing project . Sum of 2+3(ii)	6,52,45,224.30
5	Amount to be deposited in Designated Account- (70% of receivable) (as per architect's certificate project work is complete 100%)	4,56,71,657.00

**Note:**

Amount to be deposited in designated account -70% or 100%; if 4 is greater than 1, then 70% of the balance receivable 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.

This certificate is being issued for RERA compliance for M/s. Saville Builders & Real Estate Developers ( Promoter) and is, based on the records and documents, produced before me and explanation provided by the Management.

signature of Chartered Accountant  
Name: Devraj Vishwamitra & Co  
( Membership number: 027658)



UDIN: **21027658AAAAAS2020**

Date:31.08.2021  
Place: Margao -Goa



**ANNEXURE A****Statement for calculation of Receivable from the sales of the Ongoing Real Estate Project****Sold Inventory***Severinty*

UNIT	TYPE	CARPET AREA	Unit Consideration as per Agreement/ of Allotment	Received amount	Balance Amount
<b>Ground Floor</b>					
SH-1	SHOP	22.00	4,700,000.00	4,400,000.00	300,000.00
SH-2	SHOP	50.52	9,500,000.00	8,733,928.57	766,071.43
SH-3	SHOP	56.17	9,699,000.00	9,046,990.00	652,010.00
SH-4	SHOP	33.17	6,000,000.00	5,300,000.00	700,000.00
<b>First Floor</b>					
F/101	2BHK	70.11	6,000,000.00	4,860,000.00	1,140,000.00
F/103	2BHK	60.19	4,500,000.00	3,365,000.00	1,135,000.00
<b>Second Floor</b>					
F/201	2BHK	70.11	3,000,000.00	2,250,000.00	750,000.00
F/202	2BHK	70.11	4,500,000.00	3,000,000.00	1,500,000.00
F/204	2BHK	70.11	4,450,000.00	3,500,000.00	950,000.00
F/205	2BHK	68.01	5,400,000.00	4,267,857.15	1,132,142.85
<b>Third Floor</b>					
F/301	2BHK	70.11	4,700,000.00	3,950,000.00	750,000.00
F/302	2BHK	70.11	4,500,000.00	3,140,000.00	1,360,000.00
F/303	2BHK	60.19	4,700,000.00	3,200,000.00	1,500,000.00
F/304	2BHK	70.11	4,800,000.00	4,300,000.00	500,000.00
F/305	2BHK	68.01	4,800,000.00	4,000,000.00	800,000.00
<b>Fourth Floor</b>					
F/401	2BHK	70.11	4,500,000.00	3,050,000.00	1,450,000.00
F/402	2BHK	70.11	4,200,000.00	2,920,000.00	1,280,000.00
<b>Fifth Floor</b>					
F/501	2BHK	64.13	4,200,000.00	2,920,000.00	1,280,000.00
F/502	2BHK	64.13	4,300,000.00	3,000,000.00	1,300,000.00
F/503	2BHK	64.13	4,700,000.00	3,400,000.00	1,300,000.00
		1,241.64	103,149,000.00	82,603,775.72	20,545,224.30





(Unsold Inventory Valuation)

Serenity

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

UNIT	TYPE	CARPET AREA	Unit consideration as per Agreement/ Letter of Allotment
<b><u>First Floor</u></b>			
F/102	2BHK	70.11	6,200,000.00
F/104	2BHK	70.11	6,200,000.00
F/105	2BHK	68.01	5,500,000.00
<b><u>Second Floor</u></b>			
F/203	2BHK	60.19	5,200,000.00
<b><u>Fourth Floor</u></b>			
F/403	2BHK	60.19	5,100,000.00
F/404	2BHK	70.11	5,800,000.00
F/405	2BHK	68.01	5,400,000.00
<b><u>Fifth Floor</u></b>			
F/504	2BHK	62.02	5,300,000.00
		528.75	44,700,000.00

