

R S P H # Associates

Chartered Accountants

Office No 48, 5th Floor, Business Bay, Next to Kotak Bank,  
Shri Hari Narayan Kute Marg, Mumbai Naka, Matoshree Nagar,  
Nashik, Maharashtra 422002.



**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 PRGO09211414**

**Project Name: Supreme Solitare Building A1 And A2**

Sr No.		Particulars	Amount(Rs.) Estimated	Amount(Rs.) 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.	8,293,525.00	8,293,525.00
		<b>Or</b>		
		Value of Land as ascertained form ASR prepared under the provision of the Applicable Act applicable on the date of registration Real Estate Project or as ascertained by Registered value(In casedueto in heritage, gift or otherwise, is not required to incur any cost towards	0.00	0.00
	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.	0.00	0.00
	c)	Acquisition cost of TDR (if any)	0.00	0.00
	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	240,899.00	240,899.00
	e)	Land Premium payable as per annual Statements of rates (ASR) for redevelopment of land owned by public authorities.	0.00	0.00
	f)	<b>Under Rehabilitation scheme:</b>		
	(i)	Estimated construction cost of Rehab building including site development and infrastructure for the same as certified by Engineer.	0.00	0.00
	(ii)	Actual cost of construction of Rehab building incurred as per the books of accounts as verified by the Chartered Accountant.	0.00	0.00

			<b>Note :(for total cost of construction Incurred, Minimum of (i) or (ii) is to be Considered)</b>	0.00	0.00
		(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, Overheads cost	0.00	0.00
		(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.	0.00	0.00
			<b>SUB-TOTAL OF LAND COST</b>	<b>8,534,424.00</b>	<b>8,534,424.00</b>
	(ii)	a)	<b>Development Cost / Cost of Construction</b> i) Estimated Cost of Construction as certified by Engineer.	36,324,948.39	
			ii) Actual cost of construction incurred as per the books of accounts as verified by the CA		29,189,814.73
			<b>Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)</b>		
			(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.	2,000,000.00	318,163.54
			(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.	1,203,304.00	1,203,304.00
		c)	Principle 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.	0.00	0.00
			<b>SUB-TOTAL OF DEVELOPMENT COST</b>	<b>39,528,252.39</b>	<b>30,711,282.27</b>

2		Total Estimated Cost of the Real Estate Project (1(i)+1(ii)) of Estimated Column	48,062,676.39	
3		Total Cost Incurred of the Real Estate Project (1(i)+1(ii)) of Incurred Column		39,245,706.27
4		% completion of Construction Work (As per project Architect's Certificate)		N.A.
5		Proportion of the cost incurred on land cost and construction cost to the total estimated cost. (3/2 %)		81.66%
6		Amount which can be withdrawn from the Designated Account		39,245,706.00
		Total Estimated cost *proportion of cost incurred (Sr No. 2 *Sr No. 5)		
	Less:	Amount withdrawn till date of this certificate as per the books of accounts and bank statement.		31,796,191.00
		<b>Net Amount which can be withdrawn from the designated bank account under this certificate.</b>		<b>7,449,515.00</b>

This certificate is being issued for RERA compliance for **SRE Estates Development** (PAN:ABEFS2840R) for Project "**SUPREME SOLITARE BUILDING A1 AND A2**" and is based on the records and documents produced before me and explanations provided to me by the management of the firm. All estimates are taken as certified by the Promoter and Engineer.

Yours faithfully,  
For R S P H & Associates  
Chartered Accountants  
FRN : 003013N



CA Paresh P. sabadra  
Designation: Parter  
Membership No. 119544  
UDIN: 23119544BGUOXF3711  
Place: Nashik  
Date: 22.11.2023

**Notes:-**

1. The Expression "incurred" would mean amount of product or service received, creating debt in favour of a seller or supplier and shall also include the amount of product or service received against the payment.
2. 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.
4. Accounts taken into consideration is up to 30.09.2023 as per unaudited books of accounts produced before us by the promoter.
5. All the estimates are taken as certified by the promoter and the Engineer.
6. The details pertaining to carpet area, unit number, agreement value and ready reckoner value is mentioned as provided by the promoter.



**FORM 5**  
**(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)**  
**Chartered Accountant's Certificate**

**Goa RERA Registration Number: PRGO09211414**  
**Project Name: Supreme Solitare Building A1 And A2**

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)	8,816,970.12
2	Balance amount of receivables from sold apartments As per Annexure 'A' to this certificate (As per certificate from Chartered Accountant as verified from the records and books of Accounts)	9,151,870.00
3	(i) Balance Unsold Area (Sq.Mts) (To be certified by Management and to be verified by CA from the records and books of Accounts)	39.82
	(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 Chartered Accountant)  (As per Annexure 'A' to this certificate)	1,991,000.00
4	Estimated receivables of ongoing project. Sum of 2+3(ii)	11,142,870.00
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	7,800,009.00

This certificate is being issued for RERA compliance for SRE Estates Development (PAN:ABEFS2840R) for Project "SUPREME SOLITARE BUILDING A1 AND A2" and is based on the records and documents produced before me and explanations provided to me by the management of the company. All estimates are taken as certified by the Promoter and Engineer.

**Yours faithfully,**  
**For R S P H & Associates**  
**Chartered Accountants**  
**FRN : 003013N**



**CA Paresh P. sabadra**  
**Designation: Parter**  
**Membership No. 119544**  
**UDIN: 23119544BGUOXF3711**  
**Place: Nashik**  
**Date: 22.11.2023**

## 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
1	A1-201	39.82	3,800,000.00	3,230,000.00	570,000.00
2	A1-101	39.82	3,800,000.00	3,000,000.00	800,000.00
3	A1-102	39.82	3,900,000.00	3,315,000.00	585,000.00
4	A1-002	39.82	3,950,000.00	3,357,500.00	592,500.00
5	A1-001	39.82	3,985,000.00	2,351,630.00	1,633,370.00
6	A2-001	58.90	6,150,000.00	5,227,500.00	922,500.00
7	A2-002	58.90	6,150,000.00	5,227,500.00	922,500.00
8	A2-102	58.90	5,570,000.00	4,734,500.00	835,500.00
9	A2-101	58.90	5,570,000.00	4,734,500.00	835,500.00
10	A2-202	58.90	5,700,000.00	4,845,000.00	855,000.00
11	A2-201	58.90	6,000,000.00	5,400,000.00	600,000.00
	<b>TOTAL</b>	<b>552.50</b>	<b>54,575,000.00</b>	<b>45,423,130.00</b>	<b>9,151,870.00</b>

### UNSOLD INVENTORY VALUATION

Sr No.	Flat No.	Carpet Area (in Sq.Mts)	Unit Consideration as per Ready Reckoner Rate (ASR)
	<b>A1</b>		
1	202	39.82	1,991,000.00
		<b>39.82</b>	<b>1,991,000.00</b>

