



SAWANT & ASSOCIATES

architects · engineers · interior designers

FORM 1 [see Regulation 3]

ARCHITECT'S CERTIFICATE

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

To,

Date: 21-05-2021

**Manglam Buid Developers Limited,
6th floor, Apex Mall, Lalkothi, Tonk Road, Jaipur, 302015**

Subject: Certificate of Percentage of Completion of Construction Work of Manglam Casa Amora Phase III part I, Group housing, Club house and compound wall(GoaRERA Registration Number) situated on the Plot bearing Survey No. 20/3-A, demarcated by its boundaries (latitude and longitude of the end points)By Property bearing Survey Nos. 21 to the North, By Road for Village Goalim Moula to the South, By Property bearing Road to the East, By 10 Mtr Road to the West, of Village Bainguinim, Taluka Tiswadi and Sub - District Old Goa, Dist North Goa, PIN 403402, admeasuring 4398.53 Sq. Mtrs. area being developed by Manglam Build Developers Limited,

Sir,

We, **Sawant and Associates**, have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the **Manglam Casa Amora Phase III part I, Group housing, Club house and compound wall**(GoaRERA Registration Number) situated on the Plot bearing Survey No. 20/3-A of **Village Bainguinim, Taluka Tiswadi and Sub - District Old Goa, Dist North Goa, PIN 403402, admeasuring 4398.53 Sq. Mtrs. area being developed by Manglam Build Developers Limited,,**

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

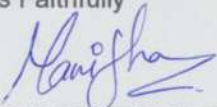
- (i) Smt **Sawant and Associates** as L.S. / Architect;
- (ii) Shri Auxilio Rodrigues as Structural Consultant;
- (iii) Shri Ashok Joshi as MEP Consultant;
- (iv) Shri Suman Kumar as Site Supervisor

TABLE - B

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

S. No	Common areas & Facilities, Amenities	Proposed	Percentage of Work done	Details
		(Yes / No)		
1	Internal Roads & Footpaths	Yes	0	Internal Roads
2	Water Supply	Yes	50	underground water tank, PWD water supply
3	Sewage (Chamber, lines, Septic Tank, STP)	Yes	60	CHAMBER LINE, Septic Tank
4	Storm Water Drains	Yes	0	Chambers and Pipe Lines
5	Landscaping & Tree Planting	Yes	0	Tree Planting
6	Street Lighting	Yes	0	LED Lights
7	Community Buildings	Yes	-	-
8	Treatment & Disposal of sewage & Sullage water	Yes	70	Septic Tank
9	Solid waste management & Disposal	Yes	70	Septic Tank
10	Water conservation, Rain Water Harvesting	Yes	0	Rain Water Harvesting
11	Energy management	No	-	-
12	Fire protection and fire safety requirements	No	-	-
13	Electrical meter room, sub-station, receiving station	Yes	0	Transformer and Panel Room
14	Others (Option to Add more)	-	-	-

Yours Faithfully



MANISHA.R.LOTLIKAR(COA Reg No CA/2000/26100)

(Goa TCP Reg No AR/0004/2010)

CHARTERED ACCOUNTANTS

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 GoaRERA Registration Number PRGO04180119

Name of the project : Manglam Casa Amora - Phase III Part I

Certification for eligibility of withdrawal as on 21.05.2021

Sr. No	Particulars	Amount (Rs.)	
		Estimated	Incurred
1	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	25,320,000	25,320,000
	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)	NA	NA
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	3,729,270	3,729,270
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; and	2,487,586	2,487,586
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:	NA	NA
	(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 COST1(i)...	31,536,856
ii.	Development Cost / Cost of Construction :		
a.	(i) Estimated Cost of Construction as certified by Engineer	383,367,800	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		233,291,527
	Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		

GST NO.-08AAQFR4354A1Z8
 UAM No.- RJ17D0141788

	(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		38,336,780	16,755,639
	(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.			2,615,363
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;			60,766,260
	Sub-Total of Development Cost1(ii)...	421,704,580	313,428,789
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column			453,241,436
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column			344,965,645
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 %)			76.11%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)			344,965,645
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement			303,350,309
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate			41,615,336

(Rupees Four crore Sixteen lakhs Fifteen thousand Three hundred and thirty six only)

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for the project Manglam Casa Amora Phase III Part I (Manglam Build Developers Limited) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

This certificate is being issued for the project "Manglam Casa Amora - Phase III Part I" in compliance of the provisions of section 4(2)(l)(D) of the act and is based on the records and documents produced before me and explanations provided to me by the management of the promoter and promoter shall be solely responsible for any penal liability in this respect.

To calculate the eligible amount, the limit of 70% has also been applied on the amount which has already been withdrawn from the total receipts from allottees so that the entire withdrawal is in conformity with the provisions of the Act.

The RERA Account no. 39155331798 of which 70% amount realised from allottees shall be withdrawn and utilized as per the provisions of Sec 4(2)(l)(d) of the Act.

For Ramanand Goyal & Company
FRN. 002384C


CA Punit Gupta

Membership No. : 412427
(Partner)

UDIN - 21412427AAAAGK2309

Date: 08.06.2021

Place : Jaipur

Annexure A
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project Manglam CASA AMORA Phase III Part I, Goa
Sold Inventory

Sr.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	Casa Amora-III (A), A-001	47.09	4300800	3907167.63	393632.37
2	Casa Amora-III (A), A-002	47.09	4260050	4107000	153050
3	Casa Amora-III (A), A-003	47.09	4085950	100000	3985950
4	Casa Amora-III (A), A-004	47.09	3903800	3362800	541000
5	Casa Amora-III (A), A-101	47.09	4018800	3927786	91014
6	Casa Amora-III (A), A-102	47.09	4450800	4039559	411241
7	Casa Amora-III (A), A-103	47.09	4344500	3866250	478250
8	Casa Amora-III (A), A-104	47.09	3903800	3362800	541000
9	Casa Amora-III (A), A-201	47.09	4532800	4209114	323686
10	Casa Amora-III (A), A-202	47.09	4438371	4221919	216452
11	Casa Amora-III (A), A-204	47.09	3903800	3342800	561000
12	Casa Amora-III (B), B-001	47.09	4323846	3474608	849238
13	Casa Amora-III (B), B-002	47.09	4676500	4446323	230177
14	Casa Amora-III (B), B-003	47.09	3864050	3620763	243287
15	Casa Amora-III (B), B-004	47.09	4963378	3931335	1032043
16	Casa Amora-III (B), B-101	47.09	4369050	4183746	185304
17	Casa Amora-III (B), B-102	47.09	4018050	3845305	172745
18	Casa Amora-III (B), B-103	47.09	4156800	3817069	339731
19	Casa Amora-III (B), B-104	47.09	455250	4120000	435250
20	Casa Amora-III (B), B-201	47.09	4417200	3441996	975204
21	Casa Amora-III (B), B-202	47.09	4278050	3494000	784050
22	Casa Amora-III (B), B-203	47.09	4895715	4191485	704230
23	Casa Amora-III (B), B-204	47.09	4424500	3300000	1124500
24	Casa Amora-III (D), D-001	53.08	4423800	3300000	1123800
25	Casa Amora-III (D), D-002	53.08	4756330	4414206	342124
26	Casa Amora-III (D), D-003	53.08	4756365	4414206	342159
27	Casa Amora-III (D), D-004	53.08	5267500	4935000	332500
28	Casa Amora-III (D), D-101	53.08	4519730	4223833	295897
29	Casa Amora-III (D), D-102	53.08	4711000	4418702	292298
30	Casa Amora-III (D), D-103	53.08	4371365	4336784	34581
31	Casa Amora-III (D), D-104	53.08	4697000	2890486	1806514
32	Casa Amora-III (D), D-201	53.08	4931000	4688117	242883
33	Casa Amora-III (D), D-202	53.08	4401000	4317950	83050
34	Casa Amora-III (D), D-203	53.08	4761550	4221687	539863
35	Casa Amora-III (D), D-204	53.08	4541365	4181280	360085
36	Casa Amora-III (D), D-301	53.08	4506000	4106881	399119
37	Casa Amora-III (D), D-302	53.08	5185500	100000	5085500
38	Casa Amora-III (D), D-303	53.08	5378000	5100000	278000
39	Casa Amora-III (D), D-304	53.08	4889390	4600000	289390
40	Casa Amora-III (C), C-001	53.08	4841000	0	4841000
41	Casa Amora-III (C), C-002	53.08	4801400	4776538	24862
42	Casa Amora-III (C), C-003	53.08	4491330	4150782	340548
43	Casa Amora-III (C), C-004	53.08	4498045	4275244	222801
44	Casa Amora-III (C), C-101	53.08	4621000	4502128	118872
45	Casa Amora-III (C), C-102	53.08	4541400	4119308	432092



46	Casa Amora-III (C), C-102	53.08	4756330	4691390	64940
47	Casa Amora-III (C), C-103	53.08	4751000	2000051	2750949
48	Casa Amora-III (C), C-104	53.08	4597400	4076317	521083
49	Casa Amora-III (C), C-201	53.08	5096500	50000	5046500
50	Casa Amora-III (C), C-202	53.08	4733830	4671395	62435
51	Casa Amora-III (C), C-203	53.08	4492355	3803921	688434
52	Casa Amora-III (C), C-204	53.08	5185500	4933300	252200
53	Casa Amora-III (C), C-301	53.08	5565500	100000	5465500
54	Casa Amora-III (C), C-302	53.08	5565500	100000	5465500
55	Casa Amora-III (C), C-303	53.08	4765500	50000	4715500
56	Casa Amora-III (C), C-304	53.08	4841000	100000	4741000
57	Casa Amora-III (U), U-001	58.99	4819545	4701801	117744
58	Casa Amora-III (U), U-002	58.99	5237800	4740306	497494
59	Casa Amora-III (U), U-003	58.99	6059000	50000	6009000
60	Casa Amora-III (U), U-004	58.99	6059000	50000	6009000
61	Casa Amora-III (U), U-101	58.99	5324560	5000911.27	323648.73
62	Casa Amora-III (U), U-102	58.99	4532080	3846080	686000
63	Casa Amora-III (U), U-103	58.99	5184880	5055805	129075
64	Casa Amora-III (U), U-104	58.99	6184000	5341774	842226
65	Casa Amora-III (U), U-201	58.99	5037235	4498499	538736
66	Casa Amora-III (U), U-202	58.99	5237800	4469072	768728
67	Casa Amora-III (U), U-203	58.99	5183725	4996584	187141
68	Casa Amora-III (U), U-204	58.99	5289065	5197957	91108
69	Casa Amora-III (U), U-301	58.99	5324825	3316000	2008825
70	Casa Amora-III (U), U-302	58.99	6499000	6183016	315984
71	Casa Amora-III (V), V-001	58.99	5387800	3062203	2325597
72	Casa Amora-III (V), V-002	58.99	5128065	5005219	122846
73	Casa Amora-III (V), V-003	58.99	5894000	5588050	305950
74	Casa Amora-III (V), V-004	58.99	5894000	5569001	324999
75	Casa Amora-III (V), V-101	58.99	5387800	4424224	963576
76	Casa Amora-III (V), V-102	58.99	5128065	4943199	184866
77	Casa Amora-III (V), V-201	58.99	5540725	5407453	133272
78	Casa Amora-III (V), V-202	58.99	5490065	5313406	176659
79	Casa Amora-III (V), V-203	58.99	5238065	4277018	961047
80	Casa Amora-III (V), V-301	58.99	5949000	5655293	293707
81	Casa Amora-III (V), V-302	58.99	5608555	3619240	1989315
82	Casa Amora-III (V), V-303	58.99	5949000	5649650	299350
83	Casa Amora-III (V), V-304	58.99	5949000	5209119	739881
84	Casa Amora-III (T), T-001	58.99	4933725	4719236	214489
85	Casa Amora-III (T), T-002	58.99	5339800	1800100	3539700
86	Casa Amora-III (T), T-003	58.99	6195520	100000	6095520
87	Casa Amora-III (T), T-004	58.99	5839000	100000	5739000
88	Casa Amora-III (T), T-101	58.99	5739911	5100000	639911
89	Casa Amora-III (T), T-102	58.99	4074065	3392089	681976
90	Casa Amora-III (T), T-104	58.99	4532080	3813065	719015
91	Casa Amora-III (T), T-201	58.99	4873800	3100000	1773800
92	Casa Amora-III (T), T-202	58.99	5153065	4481318	671747
93	Casa Amora-III (T), T-203	58.99	5184065	5020428	163637
94	Casa Amora-III (T), T-301	58.99	5729000	5444203	284797



95	Casa Amora-III (T), T-302	58.99	5032065	4889112	142953
96	Casa Amora-III (E), E-001	53.16	4503940	3828000	675940
97	Casa Amora-III (E), E-002	53.16	4413965	3604378	809587
98	Casa Amora-III (E), E-003	53.16	4781934	3700128	1081806
99	Casa Amora-III (E), E-004	53.16	5470500	400000	5070500
100	Casa Amora-III (E), E-101	53.16	4495355	3595601	899754
101	Casa Amora-III (E), E-102	53.16	4540115	3875393	664722
102	Casa Amora-III (E), E-104	53.16	4407005	4188217	218788
103	Casa Amora-III (E), E-201	53.16	3845000	2865493	979507
104	Casa Amora-III (E), E-202	53.16	4221115	3594911	626204
105	Casa Amora-III (E), E-204	53.16	4670760	3973997	696763
106	Casa Amora-III (E), E-301	53.16	4741000	3539000	1202000
107	Casa Amora-III (E), E-302	53.16	4995500	1945000	3050500
108	Casa Amora-III (F), F-002	53.16	4543115	2862894	1680221
109	Casa Amora-III (F), F-001	53.16	4543115	3338750	1204365
110	Casa Amora-III (F), F-003	53.16	4367760	3061724	1306036
111	Casa Amora-III (F), F-004	53.16	4995500	4247858	747642
112	Casa Amora-III (F), F-101	53.16	4545115	3187392	1357723
113	Casa Amora-III (F), F-102	53.16	4535500	3875000	660500
114	Casa Amora-III (F), F-103	53.16	4708500	3970868	737632
115	Casa Amora-III (F), F-201	53.16	4201000	3000000	1201000
116	Casa Amora-III (F), F-202	53.16	5093000	4331562	761438
117	Casa Amora-III (F), F-301	53.16	4995500	100000	4895500
118	Casa Amora-III (F), F-302	53.16	4995500	3454000	1541500
119	Casa Amora Shops, GF-02	16.8	2173046	2071598	101448
120	Casa Amora Shops, GF-03	16.8	2270285	2167551	102734
121	Casa Amora Shops, GF-04	16.8	2773384	2180670	592714
122	Casa Amora Shops, GF-05	22.5	2812950	100000	2712950
123	Casa Amora Shops, GF-06	22.5	4174610	100000	4074610
124	Casa Amora Shops, GF-08	12.07	1917500	1474743	442757
TOTAL			591201675	440728490.9	150473184.1



(Unsold Inventory Valuation)

Ready Recknor Rate or Rate as ascertained by a registered valuer
Rs. 82,000 per sm

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Reayd Reckoner Rate(ASR) or as ascertained by a
			3861380
1	Casa Amora-III (A), A-203	47.09	3861380
2	Casa Amora-III (A), A-302	47.09	3861380
3	Casa Amora-III (A), A-303	47.09	3861380
4	Casa Amora-III (A), A-304	47.09	3861380
5	Casa Amora-III (B), B-301	47.09	3861380
6	Casa Amora-III (B), B-302	47.09	3861380
7	Casa Amora-III (B), B-303	47.09	3861380
8	Casa Amora-III (B), B-304	47.09	3861380
9	Casa Amora-III (U), U-303	58.99	4837180
10	Casa Amora-III (U), U-304	58.99	4837180
11	Casa Amora-III (V), V-103	58.99	4837180
12	Casa Amora-III (V), V-104	58.99	4837180
13	Casa Amora-III (V), V-204	58.99	4837180
14	Casa Amora-III (T), T-103	58.99	4837180
15	Casa Amora-III (T), T-204	58.99	4837180
16	Casa Amora-III (T), T-303	58.99	4837180
17	Casa Amora-III (T), T-304	58.99	4837180
18	Casa Amora-III (E), E-103	53.16	4359120
19	Casa Amora-III (E), E-203	53.16	4359120
20	Casa Amora-III (E), E-303	53.16	4359120
21	Casa Amora-III (E), E-304	53.16	4359120
22	Casa Amora-III (F), F-104	53.16	4359120
23	Casa Amora-III (F), F-203	53.16	4359120
24	Casa Amora-III (F), F-204	53.16	4359120
25	Casa Amora-III (F), F-303	53.16	4359120
26	Casa Amora-III (F), F-304	53.16	4359120
27	Casa Amora Shops, GF-01	16.8	1377600
28	Casa Amora Shops, GF-07	19.34	1585880
	TOTAL		116621220

