



U S MISHRA AND ASSOCIATES

CHARTERED ACCOUNTANTS

CA. Udal Mishra

M.com, FCA, DISA, ERM,
FAFD, ISO Lead Auditor

Date: 27th January, 2025

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: PRGO05242232

TABLE A - Estimated Cost of the Project (at the time of Registration of Project)

Sr No	Particulars	Estimated	Incurred
1 (i)	Land Cost		
a.	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)	38,25,02,291	38,25,02,291
b.	Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.		
c.	Estimated Acquisition cost of TDR (if any)		
d.	Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the state or Central Government, towards stamp duty, transfer charges, registration fees etc; and	3,45,68,835	3,45,68,835
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
f.	Under Rehabilitation Scheme		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
ii.	Estimated 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, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.		
iii.	Estimated 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.		
iv	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.		

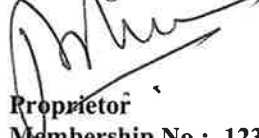
	Sub Total of Land Cost	41,70,71,126	41,70,71,126
1 (ii)	Development Cost / Cost of Construction of Building:		
a.	(i) Estimated Cost of Construction as certified by Engineer	1,12,03,13,415	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by CA)		17,40,26,311
	(iii) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance cost, consumables etc.	39,07,51,284	10,92,95,601
	(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.	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	-	-
c.	Interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	18,85,69,962	1,89,49,746
	Sub Total of Development Cost	1,69,96,34,661	30,22,71,658
2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	2,11,67,05,787	
3	Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		71,93,42,784
4	% Completion of Construction work (as per Project Architects Certificate)		-
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		33.98%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		71,93,42,784
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		64,78,81,000
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		7,14,61,784

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for **Errichter Infra Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For U S MISHRA AND ASSOCIATES.

Chartered Accountants

Firm Registration No.: 153188W



Proprietor

Membership No.: 123339

UDIN: 25123339BMIOJD5462



Place: Mumbai

Date: 27/01/ 2025

Note:

- 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) 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.	Plot No	Carpet Area (Sq Mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount as on 31.12.2024	Balance Receivables
1	A-103	143	69,26,634	50,92,151	18,34,483
2	A-104	143	69,26,634	28,31,795	40,94,839
3	A-105	143	69,26,634	28,08,144	41,18,490
4	A-106	143	69,26,634	15,28,219	53,98,415
5	A-107	143	69,26,634	23,37,540	45,89,094
6	A-109	143	69,26,634	30,62,260	38,64,374
7	A-110	143	69,26,634	29,94,623	39,32,011
8	A-111	143	69,26,634	28,13,858	41,12,776
9	A-112	143	69,26,634	28,36,716	40,89,918
10	A-114	143	69,26,634	28,31,796	40,94,838
11	A-118	140	67,81,320	27,74,960	40,06,360
12	A-119	155	75,07,890	17,03,786	58,04,104
13	A-130	202	97,84,476	37,68,307	60,16,169
14	A-132	172	83,31,336	20,46,695	62,84,641
15	A-136	172	83,31,336	36,72,010	46,59,326
16	A-141	172	83,31,336	35,53,789	47,77,547
17	A-145	172	83,31,336	35,61,806	47,69,530
18	A-150	172	83,31,336	31,64,380	51,66,956



19	A-151	172	83,31,336	35,78,163	47,53,173
20	A-160	172	83,31,336	34,57,352	48,73,984
21	A-161	172	83,31,336	19,16,535	64,14,801
22	A-162	172	83,31,336	35,28,334	48,03,002
23	A-163	172	83,31,336	34,21,514	49,09,822
24	A-171	172	83,31,336	34,38,111	48,93,225
25	A-179	172	83,31,336	33,15,811	50,15,525
26	A-184	172	83,31,336	37,19,463	46,11,873
27	A-185	172	83,31,336	27,93,620	55,37,716
28	A-193	172	83,31,336	47,37,531	35,93,805
29	A-196	172	83,31,336	19,05,756	64,25,580
30	A-198	172	83,31,336	34,27,262	49,04,074
31	A-204	172	83,31,336	7,45,270	75,86,066
32	A-205	172	83,31,336	18,01,211	65,30,125
33	A-206	172	83,31,336	17,92,930	65,38,406
34	A-207	172	83,31,336	35,04,366	48,26,970
35	A-211	172	83,31,336	28,10,353	55,20,983
36	A-212	172	83,31,336	37,07,762	46,23,574
37	A-216	172	83,31,336	33,54,314	49,77,022
38	A-217	172	83,31,336	34,30,597	49,00,739
39	A-221	172	83,31,336	34,26,842	49,04,494
40	A-222	172	83,31,336	33,11,439	50,19,897
41	A-223	172	83,31,336	37,19,105	46,12,231
42	A-230	172	83,31,336	18,97,370	64,33,966
43	A-231	172	83,31,336	35,73,503	47,57,833
44	A-232	172	83,31,336	34,49,763	48,81,573
45	A-234	172	83,31,336	35,84,763	47,46,573
46	A-235	172	83,31,336	20,30,693	63,00,643
47	A-236	172	83,31,336	52,67,795	30,63,541
48	A-237	172	83,31,336	47,16,586	36,14,750
49	A-241	172	83,31,336	34,02,615	49,28,721
50	A-245	172	83,31,336	19,03,073	64,28,263
51	A-246	172	83,31,336	-	83,31,336
52	A-254	172	83,31,336	38,13,459	45,17,877
53	A-259	172	83,31,336	36,13,631	47,17,705
54	A-264	172	83,31,336	21,04,150	62,27,186
55	A-265	172	83,31,336	30,08,850	53,22,486
56	A-266	172	83,31,336	39,97,863	43,33,473
57	A-267	172	83,31,336	78,52,036	4,79,300
58	A-275	172	83,31,336	23,31,535	59,99,801
59	A-276	172	83,31,336	38,13,662	45,17,674
60	A-277	172	83,31,336	47,71,320	35,60,016
61	A-280	172	83,31,336	34,34,431	48,96,905



62	A-283	172	83,31,336	19,16,535	64,14,801
63	A-284	172	83,31,336	34,04,763	49,26,573
64	A-285	172	83,31,336	36,67,768	46,63,568
65	A-287	172	83,31,336	18,80,664	64,50,672
66	A-291	172	83,31,336	70,78,627	12,52,709
67	A-292	172	83,31,336	34,01,681	49,29,655
68	A-295	172	83,31,336	35,73,503	47,57,833
69	A-296	172	83,31,336	38,13,663	45,17,673
70	A-299	172	83,31,336	36,25,068	47,06,268
71	A-300	172	83,31,336	19,66,535	63,64,801
72	A-301	172	83,31,336	19,16,535	64,14,801
73	A-305	172	83,31,336	34,85,104	48,46,232
74	A-307	172	83,31,336	35,85,752	47,45,584
75	A-308	172	83,31,336	26,88,590	56,42,746
76	A-311	172	83,31,336	19,58,629	63,72,707
77	A-314	172	83,31,336	35,39,606	47,91,730
78	A-316	172	83,31,336	36,72,363	46,58,973
79	A-317	172	83,31,336	10,70,961	72,60,375
80	A-318	172	83,31,336	36,66,503	46,64,833
81	A-320	172	83,31,336	39,13,472	44,17,864
82	A-325	172	83,31,336	35,01,591	48,29,745
83	A-327	172	83,31,336	35,00,393	48,30,943
84	A-328	172	83,31,336	35,18,616	48,12,720
85	A-331	172	83,31,336	34,34,431	48,96,905
86	A-332	172	83,31,336	34,04,763	49,26,573
87	A-333	172	83,31,336	37,52,335	45,79,001
88	A-334	172	83,31,336	25,17,979	58,13,357
89	A-335	172	83,31,336	34,34,431	48,96,905
90	A-337	172	83,31,336	36,58,431	46,72,905
91	A-343	172	83,31,336	37,19,463	46,11,873
92	A-346	172	83,31,336	24,93,668	58,37,668
93	A-347	172	83,31,336	27,08,531	56,22,805
94	A-349	172	83,31,336	32,93,778	50,37,558
95	A-350	172	83,31,336	27,48,618	55,82,718
96	A-351	172	83,31,336	27,31,089	56,00,247
97	A-352	172	83,31,336	34,32,978	48,98,358
98	A-353	186	90,09,468	-	90,09,468
99	A-356	226	1,09,46,988	36,73,398	72,73,590
100	A-358	232	1,12,37,616	36,43,862	75,93,754
101	A-359	184	89,12,592	40,66,950	48,45,643
102	A-398	172	83,31,336	30,25,799	53,05,537
103	A-400	172	83,31,336	36,35,798	46,95,538
104	A-402	172	83,31,336	-	83,31,336



105	A-405	172	83,31,336	37,05,305	46,26,031
106	A-406	172	83,31,336	34,93,856	48,37,480
107	A-411	172	83,31,336	17,92,384	65,38,952
108	A-426	172	83,31,336	55,80,062	27,51,274
109	A-428	172	83,31,336	27,53,148	55,78,188
110	A-429	172	83,31,336	35,34,576	47,96,760
111	A-430	172	83,31,336	34,01,486	49,29,850
112	A-431	172	83,31,336	36,10,027	47,21,309
113	A-432	172	83,31,336	-	83,31,336
114	A-439	172	83,31,336	42,85,714	40,45,622
115	A-442	175	84,76,650	35,45,022	49,31,628
116	A-444	116	56,18,808	33,16,358	23,02,450
117	A-450	116	56,18,808	16,75,898	39,42,910
118	A-454	116	56,18,808	22,91,742	33,27,066
119	A-455	116	56,18,808	6,23,444	49,95,364
120	A-456	116	56,18,808	23,59,788	32,59,020
121	A-457	116	56,18,808	14,30,735	41,88,073
122	A-459	116	56,18,808	18,61,487	37,57,321
123	A-462	116	56,18,808	-	56,18,808
124	A-463	116	56,18,808	49,26,268	6,92,540
125	A-474	121	58,60,998	25,08,861	33,52,137
126	A-477	121	58,60,998	13,63,092	44,97,906
127	A-481	116	56,18,808	25,09,691	31,09,117
128	A-482	116	56,18,808	31,79,362	24,39,446
129	A-484	116	56,18,808	18,06,984	38,11,824
130	A-486	116	56,18,808	15,09,789	41,09,019
131	A-487	116	56,18,808	24,28,851	31,89,957
132	A-488	116	56,18,808	12,96,617	43,22,191
133	A-490	116	56,18,808	24,00,358	32,18,450
134	A-492	116	56,18,808	18,01,958	38,16,850
135	A-495	116	56,18,808	23,41,871	32,76,937
136	A-496	116	56,18,808	9,95,000	46,23,808
137	A-497	116	56,18,808	29,25,960	26,92,848
138	A-499	116	56,18,808	21,50,997	34,67,811
139	A-500	116	56,18,808	23,19,819	32,98,989
140	A-503	116	56,18,808	23,64,163	32,54,645
141	A-504	116	56,18,808	18,87,696	37,31,112
142	A-512	116	56,18,808	23,15,439	33,03,369
143	A-513	116	56,18,808	18,93,639	37,25,169
144	A-514	116	56,18,808	18,67,519	37,51,289
145	A-526	116	56,18,808	20,22,156	35,96,652
146	A-527	116	56,18,808	-	56,18,808
147	A-545	172	83,31,336	19,01,211	64,30,125



148	A-564	225	1,08,98,550	50,38,613	58,59,937
149	A-571	127	61,51,626	25,48,573	36,03,053
150	A-579	116	56,18,808	5,10,245	51,08,563
151	A-581	116	56,18,808	16,27,562	39,91,246
152	A-595	186	90,09,468	31,25,737	58,83,731
153	A-600	116	56,18,808	12,47,920	43,70,888
154	A-608	116	56,18,808	-	56,18,808
155	A-609	116	56,18,808	23,21,014	32,97,794
156	A-611	116	56,18,808	24,41,621	31,77,187
157	A-612	116	56,18,808	13,59,032	42,59,776
158	A-617	116	56,18,808	41,42,894	14,75,914
159	A-618	116	56,18,808	24,33,804	31,85,004
160	A-619	116	56,18,808	18,08,840	38,09,968
161	A-620	116	56,18,808	21,95,146	34,23,662
162	A-621	116	56,18,808	19,23,126	36,95,682
163	A-622	116	56,18,808	24,67,093	31,51,715
164	A-624	116	56,18,808	22,74,715	33,44,093
165	A-02	172	83,31,336	35,70,574	47,60,762
166	A-03	172	83,31,336	28,11,549	55,19,787
167	A-04	172	83,31,336	34,30,598	49,00,738
168	A-05	172	83,31,336	33,75,415	49,55,921
169	A-07	172	83,31,336	8,88,514	74,42,822
170	A-08	172	83,31,336	34,05,777	49,25,559
171	A-09	172	83,31,336	35,63,444	47,67,892
172	A-10	172	83,31,336	32,90,119	50,41,217
173	A-12	172	83,31,336	47,16,585	36,14,751
174	A-14	172	83,31,336	26,91,533	56,39,803
175	A-15	172	83,31,336	33,92,991	49,38,345
176	A-17	172	83,31,336	34,97,973	48,33,363
177	A-18	172	83,31,336	34,34,237	48,97,099
178	A-19	172	83,31,336	28,73,449	54,57,887
179	A-20	172	83,31,336	7,70,000	75,61,336
180	A-24	186	90,09,468	44,30,251	45,79,218
181	A-25	190	92,03,220	8,41,082	83,62,138
182	A-26	187	90,57,906	31,24,293	59,33,613
183	A-27	172	83,31,336	19,15,535	64,15,801
184	A-28	172	83,31,336	19,15,535	64,15,801
185	A-30	172	83,31,336	34,74,901	48,56,435
186	A-41	177	85,73,526	37,00,995	48,72,531
187	A-44	116	56,18,808	23,52,730	32,66,078
188	A-45	116	56,18,808	17,32,817	38,85,991
189	A-46	116	56,18,808	46,58,751	9,60,057
190	A-47	116	56,18,808	22,50,997	33,67,811



191	A-49	116	56,18,808	24,29,069	31,89,739
192	A-51	116	56,18,808	12,90,814	43,27,994
193	A-52	116	56,18,808	23,30,697	32,88,111
194	A-53	116	56,18,808	22,69,715	33,49,093
195	A-57	116	56,18,808	55,54,152	64,656
196	A-58	174	84,28,212	36,50,320	47,77,892
197	A-60	116	56,18,808	23,31,908	32,86,900
198	A-61	116	56,18,808	24,16,239	32,02,569
199	A-62	116	56,18,808	23,32,863	32,85,945
200	A-63	116	56,18,808	28,13,319	28,05,489
201	A-64	116	56,18,808	23,29,306	32,89,502
202	A-65	116	56,18,808	23,37,166	32,81,642
203	A-66	116	56,18,808	24,24,861	31,93,947
204	A-68	116	56,18,808	23,27,730	32,91,078
205	A-69	116	56,18,808	24,06,088	32,12,720
206	A-70	116	56,18,808	5,05,410	51,13,398
207	A-72	116	56,18,808	23,61,469	32,57,339
208	A-73	116	56,18,808	14,02,881	42,15,927
209	A-74	116	56,18,808	19,94,161	36,24,647
210	A-75	168	81,37,584	18,28,332	63,09,252
211	A-76	143	69,26,634	28,29,091	40,97,543
212	A-77	118	57,15,684	23,24,345	33,91,339
213	A-80	197	95,42,286	41,32,147	54,10,139
214	A-81	115	55,70,370	25,38,797	30,31,573
215	A-83	167	80,89,146	19,13,970	61,75,176
216	A-84	143	69,26,634	23,24,920	46,01,714
217	A-90	143	69,26,634	26,99,073	42,27,561
218	A-91	143	69,26,634	28,53,981	40,72,653
219	A-92	143	69,26,634	29,25,185	40,01,449
220	A-93	143	69,26,634	29,48,113	39,78,521
221	A-95	143	69,26,634	28,25,706	41,00,928
222	A-96	143	69,26,634	19,82,437	49,44,197
223	A-97	143	69,26,634	28,49,880	40,76,754
224	A-98	143	69,26,634	15,66,828	53,59,806
225	A-101	143	69,26,634	22,92,154	46,34,480
226	A-102	143	69,26,634	17,46,760	51,79,874
227	A-108	143	69,26,634	29,55,731	39,70,903
228	A-115	172	83,31,336	69,64,182	13,67,154
229	A-121	182	88,15,716	38,27,540	49,88,176
230	A-123	174	84,28,212	35,90,334	48,37,878
231	A-126	174	84,28,212	34,24,845	50,03,367
232	A-133	172	83,31,336	46,77,814	36,53,522
233	A-142	172	83,31,336	34,01,428	49,29,908



234	A-144	172	83,31,336	35,71,180	47,60,156
235	A-149	172	83,31,336	34,65,096	48,66,240
236	A-152	172	83,31,336	48,82,297	34,49,039
237	A-153	172	83,31,336	35,86,492	47,44,844
238	A-154	172	83,31,336	33,96,551	49,34,785
239	A-157	172	83,31,336	35,31,977	47,99,359
240	A-158	172	83,31,336	23,54,000	59,77,336
241	A-159	172	83,31,336	35,25,535	48,05,801
242	A-168	172	83,31,336	18,86,657	64,44,679
243	A-173	172	83,31,336	19,66,785	63,64,551
244	A-186	172	83,31,336	33,82,263	49,49,073
245	A-190	172	83,31,336	35,25,786	48,05,550
246	A-191	172	83,31,336	27,67,711	55,63,625
247	A-192	172	83,31,336	47,42,631	35,88,705
248	A-195	172	83,31,336	19,01,211	64,30,125
249	A-197	172	83,31,336	34,04,083	49,27,253
250	A-201	172	83,31,336	34,01,428	49,29,908
251	A-202	172	83,31,336	34,32,013	48,99,323
252	A-210	172	83,31,336	21,69,348	61,61,988
253	A-213	172	83,31,336	27,90,469	55,40,867
254	A-215	172	83,31,336	33,81,544	49,49,792
255	A-224	172	83,31,336	20,37,346	62,93,990
256	A-229	172	83,31,336	19,90,710	63,40,626
257	A-239	172	83,31,336	37,15,633	46,15,703
258	A-240	172	83,31,336	33,90,897	49,40,439
259	A-242	172	83,31,336	28,18,805	55,12,531
260	A-244	172	83,31,336	34,49,762	48,81,574
261	A-247	172	83,31,336	70,08,732	13,22,604
262	A-248	172	83,31,336	34,67,720	48,63,616
263	A-253	172	83,31,336	35,42,967	47,88,369
264	A-256	172	83,31,336	35,45,022	47,86,314
265	A-257	172	83,31,336	33,47,995	49,83,341
266	A-258	172	83,31,336	32,47,995	50,83,341
267	A-261	172	83,31,336	35,89,663	47,41,673
268	A-262	172	83,31,336	34,49,763	48,81,573
269	A-268	172	83,31,336	35,62,831	47,68,505
270	A-269	172	83,31,336	39,41,889	43,89,447
271	A-272	172	83,31,336	34,40,813	48,90,523
272	A-273	172	83,31,336	34,20,532	49,10,804
273	A-274	172	83,31,336	33,91,236	49,40,100
274	A-281	172	83,31,336	34,35,336	48,96,000
275	A-286	172	83,31,336	31,94,189	51,37,147
276	A-293	172	83,31,336	36,58,033	46,73,303



277	A-294	172	83,31,336	35,39,763	47,91,573
278	A-303	172	83,31,336	36,72,363	46,58,973
279	A-304	172	83,31,336	35,16,244	48,15,092
280	A-306	172	83,31,336	34,20,057	49,11,279
281	A-309	172	83,31,336	81,00,839	2,30,497
282	A-310	172	83,31,336	77,94,540	5,36,796
283	A-312	172	83,31,336	34,42,174	48,89,162
284	A-313	172	83,31,336	1,45,000	81,86,336
285	A-315	172	83,31,336	19,01,211	64,30,125
286	A-322	172	83,31,336	69,65,901	13,65,435
287	A-323	172	83,31,336	35,89,739	47,41,597
288	A-324	172	83,31,336	35,96,727	47,34,609
289	A-326	172	83,31,336	29,26,843	54,04,493
290	A-338	172	83,31,336	25,06,284	58,25,052
291	A-340	172	83,31,336	74,50,012	8,81,324
292	A-344	172	83,31,336	27,75,755	55,55,581
293	A-354	225	1,08,98,550	86,27,396	22,71,154
294	A-357	233	1,12,86,054	37,16,523	75,69,531
295	A-397	237	1,14,79,806	49,35,096	65,44,710
296	A-401	172	83,31,336	15,94,605	67,36,731
297	A-403	172	83,31,336	16,00,856	67,30,480
298	A-408	172	83,31,336	20,60,380	62,70,956
299	A-412	172	83,31,336	27,60,195	55,71,141
300	A-413	172	83,31,336	36,52,560	46,78,776
301	A-414	172	83,31,336	36,38,603	46,92,733
302	A-415	172	83,31,336	20,48,000	62,83,336
303	A-416	176	85,25,088	36,61,076	48,64,012
304	A-417	186	90,09,468	28,17,964	61,91,504
305	A-419	152	73,62,576	18,71,111	54,91,465
306	A-424	172	83,31,336	35,76,086	47,55,250
307	A-427	172	83,31,336	35,42,968	47,88,368
308	A-435	172	83,31,336	36,97,973	46,33,363
309	A-436	172	83,31,336	34,52,973	48,78,363
310	A-437	172	83,31,336	34,97,973	48,33,363
311	A-438	172	83,31,336	35,90,531	47,40,805
312	A-440	172	83,31,336	20,25,266	63,06,070
313	A-441	143	69,26,634	54,27,500	14,99,134
314	A-443	140	67,81,320	28,90,223	38,91,097
315	A-445	116	56,18,808	23,54,568	32,64,240
316	A-448	116	56,18,808	23,91,354	32,27,454
317	A-449	116	56,18,808	23,81,637	32,37,171
318	A-451	116	56,18,808	22,30,086	33,88,722
319	A-453	116	56,18,808	23,06,410	33,12,398



320	A-458	116	56,18,808	20,90,244	35,28,564
321	A-460	116	56,18,808	9,98,440	46,20,368
322	A-461	116	56,18,808	12,88,255	43,30,553
323	A-464	143	69,26,634	27,55,245	41,71,389
324	A-465	121	58,60,998	23,82,738	34,78,260
325	A-466	121	58,60,998	17,94,939	40,66,059
326	A-467	121	58,60,998	23,71,879	34,89,119
327	A-468	121	58,60,998	23,97,478	34,63,520
328	A-469	121	58,60,998	24,33,161	34,27,837
329	A-470	153	74,11,014	31,26,218	42,84,796
330	A-471	184	89,12,592	27,88,918	61,23,674
331	A-472	184	89,12,592	8,44,624	80,67,968
332	A-479	121	58,60,998	24,38,783	34,22,215
333	A-483	116	56,18,808	18,01,984	38,16,824
334	A-489	116	56,18,808	23,62,999	32,55,809
335	A-493	116	56,18,808	12,53,083	43,65,725
336	A-494	116	56,18,808	16,80,000	39,38,808
337	A-498	116	56,18,808	21,66,245	34,52,563
338	A-502	179	86,70,402	36,75,142	49,95,260
339	A-506	116	56,18,808	46,32,636	9,86,172
340	A-509	116	56,18,808	17,54,503	38,64,305
341	A-510	116	56,18,808	18,41,895	37,76,913
342	A-520	116	56,18,808	23,79,290	32,39,518
343	A-529	190	92,03,220	39,10,144	52,93,076
344	A-541	225	1,08,98,550	29,92,744	79,05,806
345	A-543	150	72,65,700	40,72,095	31,93,605
346	A-544	150	72,65,700	35,15,320	37,50,380
347	A-546	141	68,29,758	27,81,137	40,48,621
348	A-547	225	1,08,98,550	46,68,677	62,29,873
349	A-548	143	69,26,634	21,28,365	47,98,269
350	A-555	183	88,64,154	37,56,008	51,08,146
351	A-556	225	1,08,98,550	27,46,355	81,52,195
352	A-560	198	95,90,724	46,33,574	49,57,150
353	A-573	151	73,14,138	31,46,083	41,68,055
354	A-574	116	56,18,808	18,52,931	37,65,877
355	A-575	116	56,18,808	24,43,218	31,75,590
356	A-576	116	56,18,808	24,01,609	32,17,199
357	A-577	116	56,18,808	23,64,369	32,54,439
358	A-583	116	56,18,808	22,96,795	33,22,013
359	A-584	116	56,18,808	13,08,726	43,10,082
360	A-589	151	73,14,138	17,40,903	55,73,235
361	A-594	148	71,68,824	5,97,600	65,71,224
362	A-596	179	86,70,402	35,19,217	51,51,185



363	A-597	116	56,18,808	24,46,913	31,71,895
364	A-598	116	56,18,808	12,95,845	43,22,963
365	A-599	116	56,18,808	22,44,000	33,74,808
366	A-602	187	90,57,906	31,19,589	59,38,317
367	A-603	124	60,06,312	28,64,226	31,42,086
368	A-604	116	56,18,808	23,14,501	33,04,307
369	A-606	116	56,18,808	23,10,362	33,08,446
370	A-610	116	56,18,808	24,00,985	32,17,823
371	A-613	116	56,18,808	22,96,622	33,22,186
372	A-615	124	60,06,312	48,15,949	11,90,363
373	A-623	116	56,18,808	12,63,237	43,55,571
374	A-626	116	56,18,808	13,11,974	43,06,834
375	A-627	116	56,18,808	13,06,506	43,12,302
376	A-628	124	60,06,312	27,19,655	32,86,657
377	A-06	172	83,31,336	35,68,423	47,62,913
378	A-11	172	83,31,336	1,45,000	81,86,336
379	A-13	172	83,31,336	19,18,568	64,12,768
380	A-21	171	82,82,898	1,45,000	81,37,898
381	A-32	172	83,31,336	7,06,359	76,24,977
382	A-33	172	83,31,336	34,86,620	48,44,716
383	A-48	116	56,18,808	1,45,000	54,73,808
384	A-50	116	56,18,808	24,17,369	32,01,439
385	A-67	116	56,18,808	-	56,18,808
386	A-71	116	56,18,808	-	56,18,808
387	A-85	143	69,26,634	14,83,203	54,43,431
388	A-87	143	69,26,634	15,70,053	53,56,581
389	A-89	143	69,26,634	16,44,964	52,81,670
390	A-100	174	84,28,212	20,96,493	63,31,719
391	A-117	132	63,93,816	26,24,173	37,69,643
392	A-131	172	83,31,336	-	83,31,336
393	A-146	172	83,31,336	1,45,000	81,86,336
394	A-147	172	83,31,336	75,35,462	7,95,874
395	A-148	172	83,31,336	19,16,535	64,14,801
396	A-155	172	83,31,336	10,40,334	72,91,002
397	A-189	172	83,31,336	34,31,149	49,00,187
398	A-199	172	83,31,336	1,45,000	81,86,336
399	A-203	172	83,31,336	2,90,000	80,41,336
400	A-228	172	83,31,336	34,52,407	48,78,929
401	A-243	172	83,31,336	7,51,359	75,79,977
402	A-249	172	83,31,336	35,77,503	47,53,833
403	A-250	172	83,31,336	19,91,535	63,39,801
404	A-251	172	83,31,336	36,72,364	46,58,972
405	A-252	172	83,31,336	35,78,163	47,53,173



406	A-260	172	83,31,336	8,67,303	74,64,033
407	A-263	172	83,31,336	34,15,266	49,16,070
408	A-270	172	83,31,336	27,16,293	56,15,043
409	A-271	172	83,31,336	28,41,899	54,89,437
410	A-279	172	83,31,336	15,17,896	68,13,440
411	A-282	172	83,31,336	36,74,763	46,56,573
412	A-289	172	83,31,336	35,89,663	47,41,673
413	A-297	172	83,31,336	20,08,469	63,22,867
414	A-298	172	83,31,336	19,08,946	64,22,390
415	A-302	172	83,31,336	36,09,793	47,21,543
416	A-329	172	83,31,336	35,78,163	47,53,173
417	A-330	172	83,31,336	32,15,289	51,16,047
418	A-341	172	83,31,336	24,08,380	59,22,956
419	A-342	172	83,31,336	28,48,207	54,83,129
420	A-345	172	83,31,336	7,00,364	76,30,972
421	A-348	172	83,31,336	26,66,376	56,64,960
422	A-355	189	91,54,782	9,03,375	82,51,407
423	A-407	172	83,31,336	-	83,31,336
424	A-409	172	83,31,336	1,45,000	81,86,336
425	A-418	177	85,73,526	29,99,186	55,74,340
426	A-422	172	83,31,336	14,78,500	68,52,836
427	A-425	172	83,31,336	41,49,655	41,81,681
428	A-434	172	83,31,336	68,34,812	14,96,524
429	A-446	116	56,18,808	-	56,18,808
430	A-447	116	56,18,808	1,45,000	54,73,808
431	A-452	116	56,18,808	18,01,111	38,17,697
432	A-473	122	59,09,436	13,91,948	45,17,488
433	A-475	121	58,60,998	25,43,713	33,17,285
434	A-476	121	58,60,998	13,40,038	45,20,960
435	A-485	116	56,18,808	9,22,944	46,95,864
436	A-491	116	56,18,808	5,16,988	51,01,820
437	A-507	116	56,18,808	4,99,000	51,19,808
438	A-508	116	56,18,808	5,05,143	51,13,665
439	A-511	116	56,18,808	27,51,799	28,67,009
440	A-549	225	1,08,98,550	18,09,094	90,89,456
441	A-551	122	59,09,436	1,45,000	57,64,436
442	A-552	142	68,78,196	1,45,000	67,33,196
443	A-553	141	68,29,758	16,05,613	52,24,145
444	A-566	225	1,08,98,550	25,54,880	83,43,670
445	A-578	116	56,18,808	5,26,557	50,92,251
446	A-580	116	56,18,808	23,18,377	33,00,431
447	A-585	116	56,18,808	12,78,267	43,40,541
448	A-586	116	56,18,808	13,42,994	42,75,814



449	A-601	144	69,75,072	-	69,75,072
450	A-607	116	56,18,808	23,41,795	32,77,013
451	A-16	172	83,31,336	29,19,000	54,12,336
452	A-42	271	1,31,26,698	8,30,732	1,22,95,966
453	A-59	158	76,53,204	45,000	76,08,204
454	A-78	284	1,37,56,392	32,78,665	1,04,77,727
455	A-79	186	90,09,468	4,37,500	85,71,968
456	A-86	143	69,26,634	6,76,951	62,49,683
457	A-88	143	69,26,634	6,45,000	62,81,634
458	A-99	159	77,01,642	1,45,000	75,56,642
459	A-116	172	83,31,336	1,00,000	82,31,336
460	A-127	202	97,84,476	10,95,000	86,89,476
461	A-156	172	83,31,336	8,85,435	74,45,901
462	A-169	172	83,31,336	18,59,537	64,71,799
463	A-172	172	83,31,336	8,00,364	75,30,972
464	A-178	172	83,31,336	8,67,303	74,64,033
465	A-214	172	83,31,336	19,67,624	63,63,712
466	A-220	172	83,31,336	2,90,000	80,41,336
467	A-227	172	83,31,336	3,00,000	80,31,336
468	A-233	172	83,31,336	7,43,573	75,87,763
469	A-404	172	83,31,336	54,23,545	29,07,791
470	A-420	152	73,62,576	6,90,036	66,72,540
471	A-423	172	83,31,336	19,30,522	64,00,814
472	A-501	172	83,31,336	1,45,000	81,86,336
473	A-521	116	56,18,808	12,54,755	43,64,053
474	A-524	116	56,18,808	23,97,983	32,20,825
475	A-554	189	91,54,782	1,90,000	89,64,782
476	A-563	112	54,25,056	45,000	53,80,056
477	A-569	148	71,68,824	16,38,821	55,30,003
478	A-588	116	56,18,808	1,45,000	54,73,808
479	A-593	148	71,68,824	6,95,056	64,73,768
480	A-605	116	56,18,808	10,16,830	46,01,978
481	A-625	116	56,18,808	12,84,892	43,33,916
482	A-255	172	83,31,336	35,45,022	47,86,314
483	A-336	172	83,31,336	36,10,079	47,21,257
484	A-542	186	90,09,468	40,72,095	49,37,373
		75,377	3,65,11,11,126	1,27,72,66,904	2,37,38,44,222



Unsold Inventory's

SN	Plot No	Area (in sqm)	Amount as per ASP
1	A-01	171	82,82,898
2	A-22	172	83,31,336
3	A-23	172	83,31,336
4	A-29	172	83,31,336
5	A-31	172	83,31,336
6	A-34	172	83,31,336
7	A-35	172	83,31,336
8	A-36	172	83,31,336
9	A-37	172	83,31,336
10	A-38	172	83,31,336
11	A-39	172	83,31,336
12	A-40	172	83,31,336
13	A-43	172	83,31,336
14	A-54	116	56,18,808
15	A-55	116	56,18,808
16	A-56	116	56,18,808
17	A-82	143	69,26,634
18	A-94	143	69,26,634
19	A-113	143	69,26,634
20	A-120	169	81,86,022
21	A-122	225	1,08,98,550
22	A-124	116	56,18,808
23	A-125	126	61,03,188
24	A-128	115	55,70,370
25	A-129	139	67,32,882
26	A-137	172	83,31,336
27	A-138	172	83,31,336
28	A-139	172	83,31,336
29	A-140	174	84,28,212
30	A-143	172	83,31,336
31	A-164	172	83,31,336
32	A-165	172	83,31,336
33	A-166	172	83,31,336
34	A-167	172	83,31,336
35	A-170	172	83,31,336
36	A-174	172	83,31,336
37	A-175	172	83,31,336



38	A-176	172	83,31,336
39	A-177	172	83,31,336
40	A-180	172	83,31,336
41	A-181	172	83,31,336
42	A-182	172	83,31,336
43	A-183	172	83,31,336
44	A-187	172	83,31,336
45	A-188	172	83,31,336
46	A-194	172	83,31,336
47	A-200	172	83,31,336
48	A-208	172	83,31,336
49	A-209	172	83,31,336
50	A-218	172	83,31,336
51	A-219	172	83,31,336
52	A-225	172	83,31,336
53	A-226	172	83,31,336
54	A-238	172	83,31,336
55	A-278	172	83,31,336
56	A-288	172	83,31,336
57	A-290	172	83,31,336
58	A-319	172	83,31,336
59	A-321	172	83,31,336
60	A-339	172	83,31,336
61	A-360	227	1,09,95,426
62	A-361	225	1,08,98,550
63	A-362	225	1,08,98,550
64	A-363	225	1,08,98,550
65	A-364	225	1,08,98,550
66	A-365	225	1,08,98,550
67	A-366	225	1,08,98,550
68	A-367	225	1,08,98,550
69	A-368	225	1,08,98,550
70	A-369	225	1,08,98,550
71	A-370	225	1,08,98,550
72	A-371	225	1,08,98,550
73	A-372	225	1,08,98,550
74	A-373	225	1,08,98,550
75	A-374	225	1,08,98,550
76	A-375	225	1,08,98,550
77	A-376	225	1,08,98,550
78	A-377	225	1,08,98,550
79	A-378	225	1,08,98,550
80	A-379	225	1,08,98,550



81	A-380	225	1,08,98,550
82	A-381	225	1,08,98,550
83	A-382	225	1,08,98,550
84	A-383	225	1,08,98,550
85	A-384	226	1,09,46,988
86	A-385	226	1,09,46,988
87	A-386	225	1,08,98,550
88	A-387	225	1,08,98,550
89	A-388	225	1,08,98,550
90	A-389	225	1,08,98,550
91	A-390	225	1,08,98,550
92	A-391	225	1,08,98,550
93	A-392	225	1,08,98,550
94	A-393	225	1,08,98,550
95	A-394	225	1,08,98,550
96	A-395	225	1,08,98,550
97	A-399	172	83,31,336
98	A-410	172	83,31,336
99	A-421	172	83,31,336
100	A-433	172	83,31,336
101	A-478	121	58,60,998
102	A-480	134	64,90,692
103	A-505	116	56,18,808
104	A-515	172	83,31,336
105	A-516	172	83,31,336
106	A-517	116	56,18,808
107	A-518	116	56,18,808
108	A-519	116	56,18,808
109	A-522	116	56,18,808
110	A-523	116	56,18,808
111	A-525	116	56,18,808
112	A-528	116	56,18,808
113	A-530	268	1,29,81,384
114	A-531	197	95,42,286
115	A-532	225	1,08,98,550
116	A-533	225	1,08,98,550
117	A-534	225	1,08,98,550
118	A-535	225	1,08,98,550
119	A-536	225	1,08,98,550
120	A-537	250	1,21,09,500
121	A-538	225	1,08,98,550
122	A-539	182	88,15,716
123	A-540	172	83,31,336



124	A-550	146	70,71,948
125	A-557	172	83,31,336
126	A-558	152	73,62,576
127	A-559	225	1,08,98,550
128	A-561	202	97,84,476
129	A-562	174	84,28,212
130	A-565	162	78,46,956
131	A-567	178	86,21,964
132	A-568	130	62,96,940
133	A-570	152	73,62,576
134	A-572	200	96,87,600
135	A-582	174	84,28,212
136	A-587	116	56,18,808
137	A-590	144	69,75,072
138	A-591	116	56,18,808
139	A-592	116	56,18,808
140	A-614	116	56,18,808
141	A-616	124	60,06,312
		25,461	1,23,32,79,918

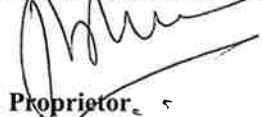
Note:

The unsold inventory is valued at estimated Average Selling Price (ASP) as provided by the Promoters.

For U S MISHRA AND ASSOCIATES.

Chartered Accountants

Firm Registration No.: 153188W



Proprietor

Membership No.: 123339

UDIN: 25123339BMIOJD5462



Place: Mumbai

Date: 27/01/ 2025



U S MISHRA AND ASSOCIATES

CHARTERED ACCOUNTANTS

CA. Udal Mishra

M.com, FCA, DISA, ERM
FAFD, ISO Lead Auditor

FORM 5
(See Rule 4 (2))
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)
CHARTERED ACCOUNTANT'S CERTIFICATE

GoaRERA Registration Number (To be Applied)

This certificate is being issued for RERA compliance for the **"One Goa – Phase 1"** having Goa RERA Registration Number **PRGO05242232** being developed by **Errichter Infra Private Limited** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

SN	Particulars	Amount (₹)
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)	1,39,73,63,003
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)	2,37,38,44,222
3	(i) Balance Unsold area (Sqm)	
	(to be certified by Management and to be verified by CA from the records and books of accounts)	25,461
	(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	1,23,32,79,918
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,60,71,24,140
5	Amount to be deposited in Designated Account – 70% or 100%	70%

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 Errichter Infra Private Limited and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For U S MISHRA AND ASSOCIATES
CHARTERED ACCOUNTANT

CA. UDAL SARDIA MISHRA

Proprietor

Membership No.: - 123339

FRN No.: - 153188W

UDIN No.: - 25123339BMIOJE7749

Place: Mumbai

Date: 27.01.2025



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