



U S MISHRA AND ASSOCIATES

CHARTERED ACCOUNTANTS

CA. Udal Mishra

M.com, FCA, DISA, ERM

FAFD, ISO Lead Auditor

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)		41,51,32,844
	(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	12,83,41,294
	(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	6,80,56,945
	Sub Total of Development Cost	1,69,96,34,661	61,15,31,083
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		1,02,86,02,209
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 %)		48.59%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		1,02,86,02,209
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		91,93,42,000
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		10,92,60,209

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: 25123339BMIOMA6476



Place: Mumbai
Date: 23/04/ 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.	Flat No	Carpet Area (Sq Mts)	Unit Consideration as per Agr. /Letter of Allotment	Due Received	Balance Receivables
1	A-103	143	69,26,634	50,92,151	18,34,483
2	A-104	143	69,26,634	44,05,015	25,21,619
3	A-105	143	69,26,634	42,34,831	26,91,803
4	A-106	143	69,26,634	15,28,219	53,98,415
5	A-107	143	69,26,634	45,62,295	23,64,339
6	A-109	143	69,26,634	46,35,480	22,91,154
7	A-110	143	69,26,634	45,92,592	23,34,042
8	A-111	143	69,26,634	43,61,513	25,65,121
9	A-112	143	69,26,634	43,93,441	25,33,193
10	A-114	143	69,26,634	28,31,796	40,94,838
11	A-118	140	67,81,320	43,08,648	24,72,672
12	A-119	155	75,07,890	40,98,564	34,09,326
13	A-130	202	97,84,476	65,17,353	32,67,123
14	A-132	172	83,31,336	54,84,883	28,46,453
15	A-136	172	83,31,336	56,18,880	27,12,456
16	A-141	172	83,31,336	35,53,789	47,77,547
17	A-145	172	83,31,336	54,51,488	28,79,848
18	A-150	172	83,31,336	39,07,953	44,23,383
19	A-151	172	83,31,336	54,60,201	28,71,135
20	A-160	172	83,31,336	53,73,887	29,57,449
21	A-161	172	83,31,336	19,16,535	64,14,801
22	A-162	172	83,31,336	54,95,119	28,36,217
23	A-163	172	83,31,336	53,18,884	30,12,452



24	A-171	172	83,31,336	45,63,097	37,68,239
25	A-179	172	83,31,336	57,10,565	26,20,771
26	A-184	172	83,31,336	56,91,083	26,40,253
27	A-185	172	83,31,336	39,93,620	43,37,716
28	A-193	172	83,31,336	54,53,448	28,77,888
29	A-196	172	83,31,336	19,05,756	64,25,580
30	A-198	172	83,31,336	53,12,257	30,19,079
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	54,51,236	28,80,100
35	A-211	172	83,31,336	35,74,426	47,56,910
36	A-212	172	83,31,336	54,86,634	28,44,702
37	A-216	172	83,31,336	52,15,181	31,16,155
38	A-217	172	83,31,336	53,47,132	29,84,204
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	56,90,723	26,40,613
42	A-230	172	83,31,336	18,97,370	64,33,966
43	A-231	172	83,31,336	54,70,873	28,60,463
44	A-232	172	83,31,336	34,49,763	48,81,573
45	A-234	172	83,31,336	55,56,383	27,74,953
46	A-235	172	83,31,336	54,45,960	28,85,376
47	A-236	172	83,31,336	52,67,795	30,63,541
48	A-237	172	83,31,336	60,44,745	22,86,591
49	A-241	172	83,31,336	52,67,796	30,63,540
50	A-245	172	83,31,336	25,03,073	58,28,263
51	A-254	172	83,31,336	58,54,994	24,76,342
52	A-259	172	83,31,336	56,10,001	27,21,335
53	A-264	172	83,31,336	21,04,150	62,27,186
54	A-265	172	83,31,336	58,83,613	24,47,723
55	A-266	172	83,31,336	58,95,233	24,36,103
56	A-267	172	83,31,336	78,52,036	4,79,300
57	A-275	172	83,31,336	32,31,535	50,99,801
58	A-276	172	83,31,336	58,34,783	24,96,553
59	A-277	172	83,31,336	47,71,320	35,60,016
60	A-280	172	83,31,336	38,34,431	44,96,905
61	A-283	172	83,31,336	19,16,535	64,14,801
62	A-284	172	83,31,336	53,07,764	30,23,572
63	A-285	172	83,31,336	55,57,451	27,73,885
64	A-287	172	83,31,336	18,80,664	64,50,672
65	A-291	172	83,31,336	83,31,336	-
66	A-292	172	83,31,336	45,28,065	38,03,271

67	A-295	172	83,31,336	54,70,873	28,60,463
68	A-296	172	83,31,336	58,34,783	24,96,553
69	A-299	172	83,31,336	55,47,189	27,84,147
70	A-300	172	83,31,336	53,16,535	30,14,801
71	A-301	172	83,31,336	19,16,535	64,14,801
72	A-305	172	83,31,336	46,45,104	36,86,232
73	A-307	172	83,31,336	74,18,822	9,12,514
74	A-308	172	83,31,336	34,25,104	49,06,232
75	A-311	172	83,31,336	19,58,629	63,72,707
76	A-314	172	83,31,336	54,86,476	28,44,860
77	A-316	172	83,31,336	56,19,233	27,12,103
78	A-317	172	83,31,336	10,70,961	72,60,375
79	A-318	172	83,31,336	46,39,938	36,91,398
80	A-320	172	83,31,336	39,13,472	44,17,864
81	A-325	172	83,31,336	54,27,659	29,03,677
82	A-327	172	83,31,336	53,57,885	29,73,451
83	A-328	172	83,31,336	54,08,298	29,23,038
84	A-331	172	83,31,336	45,72,853	37,58,483
85	A-332	172	83,31,336	34,04,763	49,26,573
86	A-333	172	83,31,336	57,41,264	25,90,072
87	A-334	172	83,31,336	25,17,979	58,13,357
88	A-335	172	83,31,336	53,31,301	30,00,035
89	A-337	172	83,31,336	56,79,551	26,51,785
90	A-343	172	83,31,336	37,19,463	46,11,873
91	A-346	172	83,31,336	24,93,668	58,37,668
92	A-347	172	83,31,336	27,08,531	56,22,805
93	A-349	172	83,31,336	50,41,710	32,89,626
94	A-350	172	83,31,336	35,04,491	48,26,845
95	A-351	172	83,31,336	27,31,089	56,00,247
96	A-352	172	83,31,336	34,32,978	48,98,358
97	A-356	226	1,09,46,988	46,84,604	62,62,384
98	A-358	232	1,12,37,616	46,38,293	65,99,323
99	A-359	184	89,12,592	62,22,328	26,90,265
100	A-398	172	83,31,336	38,73,308	44,58,028
101	A-400	172	83,31,336	48,35,798	34,95,538
102	A-405	172	83,31,336	51,08,929	32,22,407
103	A-406	172	83,31,336	54,34,888	28,96,448
104	A-411	172	83,31,336	56,95,016	26,36,320
105	A-426	172	83,31,336	70,84,738	12,46,598
106	A-428	172	83,31,336	54,82,857	28,48,479
107	A-429	172	83,31,336	55,01,111	28,30,225
108	A-430	172	83,31,336	52,91,109	30,40,227
109	A-431	172	83,31,336	61,48,807	21,82,529



110	A-439	172	83,31,336	63,51,999	19,79,337
111	A-442	175	84,76,650	35,45,022	49,31,628
112	A-444	116	56,18,808	36,04,678	20,14,130
113	A-450	116	56,18,808	21,78,281	34,40,527
114	A-454	116	56,18,808	35,60,083	20,58,725
115	A-455	116	56,18,808	6,23,444	49,95,364
116	A-456	116	56,18,808	36,23,535	19,95,273
117	A-457	116	56,18,808	24,96,102	31,22,706
118	A-459	116	56,18,808	31,25,234	24,93,574
119	A-463	116	56,18,808	56,18,808	-
120	A-474	121	58,60,998	33,08,008	25,52,990
121	A-477	121	58,60,998	24,49,385	34,11,613
122	A-481	116	56,18,808	38,52,908	17,65,900
123	A-482	116	56,18,808	36,89,722	19,29,086
124	A-484	116	56,18,808	23,06,828	33,11,980
125	A-486	116	56,18,808	31,40,185	24,78,623
126	A-487	116	56,18,808	37,16,838	19,01,970
127	A-488	116	56,18,808	32,64,995	23,53,813
128	A-490	116	56,18,808	36,88,856	19,29,952
129	A-492	116	56,18,808	18,01,958	38,16,850
130	A-495	116	56,18,808	36,30,148	19,88,660
131	A-496	116	56,18,808	9,95,000	46,23,808
132	A-497	116	56,18,808	37,01,572	19,17,236
133	A-499	116	56,18,808	30,91,169	25,27,639
134	A-500	116	56,18,808	36,08,608	20,10,200
135	A-503	116	56,18,808	36,15,067	20,03,741
136	A-504	116	56,18,808	18,87,696	37,31,112
137	A-512	116	56,18,808	30,92,720	25,26,088
138	A-513	116	56,18,808	36,77,098	19,41,710
139	A-514	116	56,18,808	36,94,671	19,24,137
140	A-526	116	56,18,808	20,22,156	35,96,652
141	A-527	116	56,18,808	10,42,069	45,76,739
142	A-545	172	83,31,336	19,01,211	64,30,125
143	A-564	225	1,08,98,550	76,98,207	32,00,343
144	A-571	127	61,51,626	43,85,168	17,66,458
145	A-579	116	56,18,808	5,10,245	51,08,563
146	A-581	116	56,18,808	21,80,277	34,38,531
147	A-595	186	90,09,468	61,44,769	28,64,699
148	A-600	116	56,18,808	12,47,920	43,70,888
149	A-609	116	56,18,808	36,04,648	20,14,160
150	A-611	116	56,18,808	31,36,621	24,82,187
151	A-612	116	56,18,808	18,48,520	37,70,288
152	A-617	116	56,18,808	41,74,972	14,43,836



153	A-618	116	56,18,808	42,09,416	14,09,392
154	A-619	116	56,18,808	21,11,740	35,07,068
155	A-620	116	56,18,808	34,95,266	21,23,542
156	A-621	116	56,18,808	19,23,126	36,95,682
157	A-622	116	56,18,808	38,24,130	17,94,678
158	A-624	116	56,18,808	35,75,901	20,42,907
159	A-02	172	83,31,336	54,67,944	28,63,392
160	A-03	172	83,31,336	54,79,443	28,51,893
161	A-04	172	83,31,336	45,80,519	37,50,817
162	A-05	172	83,31,336	51,78,034	31,53,302
163	A-07	172	83,31,336	8,88,514	74,42,822
164	A-08	172	83,31,336	45,43,539	37,87,797
165	A-09	172	83,31,336	54,53,126	28,78,210
166	A-10	172	83,31,336	52,17,827	31,13,509
167	A-12	172	83,31,336	60,44,744	22,86,592
168	A-14	172	83,31,336	45,76,526	37,54,810
169	A-15	172	83,31,336	45,23,987	38,07,349
170	A-17	172	83,31,336	50,52,628	32,78,708
171	A-18	172	83,31,336	53,31,606	29,99,730
172	A-19	172	83,31,336	36,52,197	46,79,139
173	A-20	172	83,31,336	7,70,000	75,61,336
174	A-24	186	90,09,468	65,34,248	24,75,221
175	A-25	190	92,03,220	38,37,582	53,65,638
176	A-26	187	90,57,906	44,10,319	46,47,587
177	A-27	172	83,31,336	53,08,526	30,22,810
178	A-28	172	83,31,336	79,47,519	3,83,817
179	A-30	172	83,31,336	53,96,773	29,34,563
180	A-41	177	85,73,526	51,25,461	34,48,065
181	A-44	116	56,18,808	36,54,020	19,64,788
182	A-45	116	56,18,808	27,42,831	28,75,977
183	A-46	116	56,18,808	46,58,751	9,60,057
184	A-47	116	56,18,808	35,51,994	20,66,814
185	A-49	116	56,18,808	37,17,097	19,01,711
186	A-51	116	56,18,808	18,01,944	38,16,864
187	A-52	116	56,18,808	36,20,488	19,98,320
188	A-53	116	56,18,808	35,58,504	20,60,304
189	A-57	116	56,18,808	55,54,152	64,656
190	A-58	174	84,28,212	55,80,969	28,47,243
191	A-60	116	56,18,808	36,20,184	19,98,624
192	A-61	116	56,18,808	36,92,141	19,26,667
193	A-62	116	56,18,808	36,15,938	20,02,870
194	A-63	116	56,18,808	41,38,720	14,80,088
195	A-64	116	56,18,808	28,29,282	27,89,526



196	A-65	116	56,18,808	31,22,058	24,96,750
197	A-66	116	56,18,808	37,20,896	18,97,912
198	A-68	116	56,18,808	36,28,897	19,89,911
199	A-69	116	56,18,808	36,81,988	19,36,820
200	A-70	116	56,18,808	5,05,410	51,13,398
201	A-72	116	56,18,808	35,98,452	20,20,356
202	A-73	116	56,18,808	14,02,881	42,15,927
203	A-74	116	56,18,808	36,75,700	19,43,108
204	A-75	168	81,37,584	33,05,772	48,31,812
205	A-76	143	69,26,634	43,89,529	25,37,105
206	A-77	118	57,15,684	36,18,495	20,97,189
207	A-80	197	95,42,286	54,52,847	40,89,439
208	A-81	115	55,70,370	36,67,152	19,03,218
209	A-83	167	80,89,146	19,13,970	61,75,176
210	A-84	143	69,26,634	45,59,164	23,67,470
211	A-90	143	69,26,634	42,59,512	26,67,122
212	A-91	143	69,26,634	44,43,091	24,83,543
213	A-92	143	69,26,634	45,53,888	23,72,746
214	A-93	143	69,26,634	45,76,821	23,49,813
215	A-95	143	69,26,634	43,92,803	25,33,831
216	A-96	143	69,26,634	25,62,559	43,64,075
217	A-97	143	69,26,634	44,26,204	25,00,430
218	A-98	143	69,26,634	15,66,828	53,59,806
219	A-101	143	69,26,634	44,66,456	24,60,178
220	A-102	143	69,26,634	17,46,760	51,79,874
221	A-108	143	69,26,634	45,35,307	23,91,327
222	A-115	172	83,31,336	81,24,879	2,06,457
223	A-121	182	88,15,716	58,77,640	29,38,076
224	A-123	174	84,28,212	55,93,046	28,35,166
225	A-126	174	84,28,212	34,24,845	50,03,367
226	A-133	172	83,31,336	59,59,776	23,71,560
227	A-142	172	83,31,336	52,91,110	30,40,226
228	A-144	172	83,31,336	54,60,862	28,70,474
229	A-149	172	83,31,336	46,03,518	37,27,818
230	A-152	172	83,31,336	56,88,561	26,42,775
231	A-153	172	83,31,336	55,79,578	27,51,758
232	A-154	172	83,31,336	45,34,973	37,96,363
233	A-157	172	83,31,336	54,98,512	28,32,824
234	A-158	172	83,31,336	23,54,000	59,77,336
235	A-159	172	83,31,336	41,86,673	41,44,663
236	A-168	172	83,31,336	30,17,654	53,13,682
237	A-173	172	83,31,336	19,66,785	63,64,551
238	A-186	172	83,31,336	58,25,009	25,06,327



239	A-190	172	83,31,336	62,68,064	20,63,272
240	A-191	172	83,31,336	47,20,860	36,10,476
241	A-192	172	83,31,336	54,58,548	28,72,788
242	A-195	172	83,31,336	19,01,211	64,30,125
243	A-197	172	83,31,336	53,08,186	30,23,150
244	A-201	172	83,31,336	34,01,428	49,29,908
245	A-202	172	83,31,336	53,16,080	30,15,256
246	A-210	172	83,31,336	36,74,944	46,56,392
247	A-213	172	83,31,336	54,67,543	28,63,793
248	A-215	172	83,31,336	52,54,411	30,76,925
249	A-224	172	83,31,336	54,87,109	28,44,227
250	A-229	172	83,31,336	35,68,006	47,63,330
251	A-239	172	83,31,336	56,74,878	26,56,458
252	A-240	172	83,31,336	52,67,381	30,63,955
253	A-242	172	83,31,336	28,18,805	55,12,531
254	A-244	172	83,31,336	53,47,132	29,84,204
255	A-247	172	83,31,336	83,31,336	-
256	A-248	172	83,31,336	53,49,247	29,82,089
257	A-253	172	83,31,336	35,42,967	47,88,369
258	A-256	172	83,31,336	35,45,022	47,86,314
259	A-257	172	83,31,336	52,07,992	31,23,344
260	A-258	172	83,31,336	51,15,507	32,15,829
261	A-261	172	83,31,336	54,87,031	28,44,305
262	A-262	172	83,31,336	53,47,131	29,84,205
263	A-268	172	83,31,336	54,15,201	29,16,135
264	A-269	172	83,31,336	58,11,291	25,20,045
265	A-272	172	83,31,336	45,70,010	37,61,326
266	A-273	172	83,31,336	45,49,729	37,81,607
267	A-274	172	83,31,336	49,30,040	34,01,296
268	A-281	172	83,31,336	53,24,771	30,06,565
269	A-286	172	83,31,336	53,10,724	30,20,612
270	A-293	172	83,31,336	46,58,033	36,73,303
271	A-294	172	83,31,336	47,07,885	36,23,451
272	A-303	172	83,31,336	56,27,099	27,04,237
273	A-304	172	83,31,336	54,63,114	28,68,222
274	A-306	172	83,31,336	53,17,427	30,13,909
275	A-309	172	83,31,336	81,00,839	2,30,497
276	A-310	172	83,31,336	77,94,540	5,36,796
277	A-312	172	83,31,336	53,51,043	29,80,293
278	A-313	172	83,31,336	10,20,951	73,10,385
279	A-315	172	83,31,336	19,01,211	64,30,125
280	A-322	172	83,31,336	68,65,901	13,65,435
281	A-323	172	83,31,336	51,07,635	32,23,701



282	A-324	172	83,31,336	54,94,097	28,37,239
283	A-326	172	83,31,336	48,24,213	35,07,123
284	A-338	172	83,31,336	32,55,300	50,76,036
285	A-340	172	83,31,336	83,31,336	-
286	A-344	172	83,31,336	35,68,828	47,62,508
287	A-354	225	1,08,98,550	1,08,98,550	-
288	A-357	233	1,12,86,054	47,23,303	65,62,751
289	A-397	237	1,14,79,806	93,11,925	21,67,881
290	A-401	172	83,31,336	15,94,605	67,36,731
291	A-403	172	83,31,336	16,00,856	67,30,480
292	A-408	172	83,31,336	28,12,718	55,18,618
293	A-412	172	83,31,336	34,97,534	48,33,802
294	A-413	172	83,31,336	56,62,271	26,69,065
295	A-414	172	83,31,336	48,39,342	34,91,994
296	A-415	172	83,31,336	29,98,000	53,33,336
297	A-416	176	85,25,088	57,07,555	28,17,533
298	A-417	186	90,09,468	38,07,964	52,01,504
299	A-419	152	73,62,576	18,71,111	54,91,465
300	A-424	172	83,31,336	54,58,256	28,73,080
301	A-427	172	83,31,336	51,17,621	32,13,715
302	A-435	172	83,31,336	52,54,180	30,77,156
303	A-436	172	83,31,336	50,09,180	33,22,156
304	A-437	172	83,31,336	50,52,627	32,78,709
305	A-438	172	83,31,336	54,72,701	28,58,635
306	A-440	172	83,31,336	20,25,266	63,06,070
307	A-441	143	69,26,634	54,27,500	14,99,134
308	A-443	140	67,81,320	38,44,038	29,37,282
309	A-445	116	56,18,808	31,42,692	24,76,116
310	A-448	116	56,18,808	36,34,787	19,84,021
311	A-449	116	56,18,808	31,51,583	24,67,225
312	A-451	116	56,18,808	22,30,086	33,88,722
313	A-453	116	56,18,808	35,94,907	20,23,901
314	A-458	116	56,18,808	28,63,344	27,55,464
315	A-460	116	56,18,808	23,68,440	32,50,368
316	A-461	116	56,18,808	12,88,255	43,30,553
317	A-464	143	69,26,634	27,55,245	41,71,389
318	A-465	121	58,60,998	31,77,738	26,83,260
319	A-466	121	58,60,998	23,80,440	34,80,558
320	A-467	121	58,60,998	23,71,879	34,89,119
321	A-468	121	58,60,998	37,37,462	21,23,536
322	A-469	121	58,60,998	24,33,161	34,27,837
323	A-470	153	74,11,014	45,21,818	28,89,196
324	A-471	184	89,12,592	27,88,918	61,23,674



325	A-472	184	89,12,592	32,67,498	56,45,094
326	A-479	121	58,60,998	37,64,004	20,96,994
327	A-483	116	56,18,808	23,01,829	33,16,979
328	A-489	116	56,18,808	34,07,418	22,11,390
329	A-493	116	56,18,808	12,53,083	43,65,725
330	A-494	116	56,18,808	16,80,000	39,38,808
331	A-498	116	56,18,808	34,41,857	21,76,951
332	A-502	179	86,70,402	57,16,888	29,53,514
333	A-506	116	56,18,808	56,18,808	-
334	A-509	116	56,18,808	22,59,396	33,59,412
335	A-510	116	56,18,808	31,25,957	24,92,851
336	A-520	116	56,18,808	34,47,433	21,71,375
337	A-529	190	92,03,220	39,10,144	52,93,076
338	A-541	225	1,08,98,550	72,80,107	36,18,443
339	A-543	150	72,65,700	72,65,700	-
340	A-544	150	72,65,700	51,79,906	20,85,794
341	A-546	141	68,29,758	43,26,213	25,03,545
342	A-547	225	1,08,98,550	67,32,380	41,66,170
343	A-548	143	69,26,634	27,86,702	41,39,932
344	A-555	183	88,64,154	54,29,025	34,35,129
345	A-556	225	1,08,98,550	73,33,148	35,65,402
346	A-560	198	95,90,724	71,82,039	24,08,685
347	A-573	151	73,14,138	45,44,342	27,69,796
348	A-574	116	56,18,808	29,01,697	27,17,111
349	A-575	116	56,18,808	37,31,494	18,87,314
350	A-576	116	56,18,808	31,67,149	24,51,659
351	A-577	116	56,18,808	36,77,908	19,40,900
352	A-583	116	56,18,808	30,54,737	25,64,071
353	A-584	116	56,18,808	18,15,850	38,02,958
354	A-589	151	73,14,138	31,14,623	41,99,515
355	A-594	148	71,68,824	5,97,600	65,71,224
356	A-596	179	86,70,402	54,74,337	31,96,065
357	A-597	116	56,18,808	37,47,027	18,71,781
358	A-598	116	56,18,808	12,95,845	43,22,963
359	A-599	116	56,18,808	22,44,000	33,74,808
360	A-602	187	90,57,906	40,65,555	49,92,351
361	A-603	124	60,06,312	28,64,226	31,42,086
362	A-604	116	56,18,808	36,03,290	20,15,518
363	A-606	116	56,18,808	35,81,062	20,37,746
364	A-610	116	56,18,808	36,89,774	19,29,034
365	A-613	116	56,18,808	35,77,679	20,41,129
366	A-615	124	60,06,312	60,06,312	-
367	A-623	116	56,18,808	12,63,237	43,55,571



368	A-626	116	56,18,808	34,15,086	22,03,722
369	A-627	116	56,18,808	13,06,506	43,12,302
370	A-628	124	60,06,312	27,19,655	32,86,657
371	A-06	172	83,31,336	54,65,792	28,65,544
372	A-11	172	83,31,336	21,08,299	62,23,037
373	A-13	172	83,31,336	34,68,926	48,62,410
374	A-21	171	82,82,898	9,49,300	73,33,598
375	A-32	172	83,31,336	18,46,359	64,84,977
376	A-33	172	83,31,336	50,77,178	32,54,158
377	A-48	116	56,18,808	5,45,000	50,73,808
378	A-50	116	56,18,808	24,17,369	32,01,439
379	A-85	143	69,26,634	14,83,203	54,43,431
380	A-87	143	69,26,634	37,76,815	31,49,819
381	A-89	143	69,26,634	16,44,964	52,81,670
382	A-100	174	84,28,212	20,96,493	63,31,719
383	A-117	132	63,93,816	29,14,283	34,79,533
384	A-146	172	83,31,336	18,60,070	64,71,266
385	A-147	172	83,31,336	75,35,462	7,95,874
386	A-148	172	83,31,336	45,72,853	37,58,483
387	A-155	172	83,31,336	19,53,755	63,77,581
388	A-189	172	83,31,336	49,56,103	33,75,233
389	A-199	172	83,31,336	1,45,000	81,86,336
390	A-203	172	83,31,336	19,05,667	64,25,669
391	A-228	172	83,31,336	53,51,407	29,79,929
392	A-243	172	83,31,336	7,51,359	75,79,977
393	A-249	172	83,31,336	54,74,873	28,56,463
394	A-250	172	83,31,336	19,91,535	63,39,801
395	A-251	172	83,31,336	56,19,231	27,12,105
396	A-252	172	83,31,336	43,44,777	39,86,559
397	A-260	172	83,31,336	17,52,127	65,79,209
398	A-263	172	83,31,336	53,12,636	30,18,700
399	A-270	172	83,31,336	27,16,293	56,15,043
400	A-271	172	83,31,336	36,50,347	46,80,989
401	A-279	172	83,31,336	15,17,896	68,13,440
402	A-282	172	83,31,336	44,83,210	38,48,126
403	A-289	172	83,31,336	35,89,663	47,41,673
404	A-297	172	83,31,336	20,08,469	63,22,867
405	A-298	172	83,31,336	19,08,946	64,22,390
406	A-302	172	83,31,336	52,14,145	31,17,191
407	A-329	172	83,31,336	54,75,533	28,55,803
408	A-330	172	83,31,336	43,53,711	39,77,625
409	A-341	172	83,31,336	24,08,380	59,22,956
410	A-342	172	83,31,336	28,48,207	54,83,129



411	A-345	172	83,31,336	7,00,364	76,30,972
412	A-348	172	83,31,336	34,29,884	49,01,452
413	A-355	189	91,54,782	9,03,375	82,51,407
414	A-409	172	83,31,336	1,45,000	81,86,336
415	A-418	177	85,73,526	59,32,548	26,40,978
416	A-422	172	83,31,336	14,78,500	68,52,836
417	A-425	172	83,31,336	55,81,157	27,50,179
418	A-434	172	83,31,336	83,31,336	-
419	A-447	116	56,18,808	1,45,000	54,73,808
420	A-452	116	56,18,808	33,93,316	22,25,492
421	A-473	122	59,09,436	27,83,897	31,25,539
422	A-475	121	58,60,998	33,50,285	25,10,713
423	A-476	121	58,60,998	13,40,038	45,20,960
424	A-485	116	56,18,808	32,41,321	23,77,487
425	A-491	116	56,18,808	5,16,988	51,01,820
426	A-507	116	56,18,808	4,99,000	51,19,808
427	A-508	116	56,18,808	5,05,143	51,13,665
428	A-511	116	56,18,808	27,51,799	28,67,009
429	A-549	225	1,08,98,550	18,09,094	90,89,456
430	A-551	122	59,09,436	1,45,000	57,64,436
431	A-552	142	68,78,196	1,45,000	67,33,196
432	A-553	141	68,29,758	16,05,613	52,24,145
433	A-566	225	1,08,98,550	32,77,080	76,21,470
434	A-578	116	56,18,808	13,29,690	42,89,118
435	A-580	116	56,18,808	28,33,572	27,85,236
436	A-585	116	56,18,808	23,00,881	33,17,927
437	A-586	116	56,18,808	34,52,361	21,66,447
438	A-601	144	69,75,072	13,81,570	55,93,502
439	A-607	116	56,18,808	36,29,783	19,89,025
440	A-16	172	83,31,336	29,19,000	54,12,336
441	A-42	271	1,31,26,698	8,30,732	1,22,95,966
442	A-59	158	76,53,204	15,66,048	60,87,156
443	A-78	284	1,37,56,392	32,78,665	1,04,77,727
444	A-79	186	90,09,468	9,37,500	80,71,968
445	A-86	143	69,26,634	22,70,809	46,55,825
446	A-88	143	69,26,634	6,45,000	62,81,634
447	A-99	159	77,01,642	1,45,000	75,56,642
448	A-116	172	83,31,336	8,94,860	74,36,476
449	A-127	202	97,84,476	22,04,000	75,80,476
450	A-156	172	83,31,336	17,88,757	65,42,579
451	A-169	172	83,31,336	18,59,537	64,71,799
452	A-172	172	83,31,336	8,00,364	75,30,972
453	A-178	172	83,31,336	17,52,127	65,79,209



454	A-214	172	83,31,336	50,77,056	32,54,280
455	A-220	172	83,31,336	35,04,254	48,27,082
456	A-227	172	83,31,336	31,77,772	51,53,564
457	A-233	172	83,31,336	7,43,573	75,87,763
458	A-404	172	83,31,336	69,66,405	13,64,931
459	A-420	152	73,62,576	11,90,036	61,72,540
460	A-423	172	83,31,336	19,30,522	64,00,814
461	A-501	172	83,31,336	17,98,658	65,32,678
462	A-521	116	56,18,808	32,62,362	23,56,446
463	A-524	116	56,18,808	34,55,445	21,63,363
464	A-554	189	91,54,782	19,41,212	72,13,570
465	A-563	112	54,25,056	10,07,510	44,17,546
466	A-569	148	71,68,824	29,58,561	42,10,263
467	A-588	116	56,18,808	11,69,249	44,49,559
468	A-593	148	71,68,824	6,95,056	64,73,768
469	A-605	116	56,18,808	23,44,773	32,74,035
470	A-625	116	56,18,808	21,21,035	34,97,773
471	A-255	172	83,31,336	35,45,022	47,86,314
472	A-336	172	83,31,336	36,10,079	47,21,257
473	A-542	186	90,09,468	40,72,095	49,37,373
474	A-94	143	69,26,634	11,22,000	58,04,634
475	A-138	172	83,31,336	15,34,857	67,96,479
476	A-140	174	84,28,212	16,43,063	67,85,149
477	A-165	172	83,31,336	8,83,324	74,48,012
478	A-187	172	83,31,336	16,33,867	66,97,469
479	A-200	172	83,31,336	15,79,248	67,52,088
480	A-218	172	83,31,336	15,34,858	67,96,478
481	A-238	172	83,31,336	16,16,065	67,15,271
482	A-515	172	83,31,336	16,88,700	66,42,636
483	A-517	116	56,18,808	10,51,110	45,67,698
484	A-531	197	95,42,286	22,89,442	72,52,844
485	A-550	146	70,71,948	12,96,515	57,75,433
486	A-557	172	83,31,336	8,88,324	74,43,012
487	A-567	178	86,21,964	16,66,035	69,55,929
488	A-591	116	56,18,808	10,40,170	45,78,638
489	A-120	169	81,86,022	15,53,235	66,32,787
490	A-587	116	56,18,808	5,96,436	50,22,372
491	A-22	172	83,31,336	7,04,171	76,27,165
492	A-29	172	83,31,336	15,42,829	67,88,507
493	A-31	172	83,31,336	7,04,171	76,27,165
494	A-35	172	83,31,336	6,95,154	76,36,182
495	A-122	225	1,08,98,550	7,82,158	1,01,16,392
496	A-137	172	83,31,336	15,70,497	67,60,839



497	A-139	172	83,31,336	8,48,328	74,83,008
498	A-143	172	83,31,336	15,45,000	67,86,336
499	A-188	172	83,31,336	13,62,150	69,69,186
500	A-208	172	83,31,336	16,81,654	66,49,682
501	A-361	225	1,08,98,550	10,28,333	98,70,217
502	A-362	225	1,08,98,550	10,28,333	98,70,217
503	A-363	225	1,08,98,550	10,28,333	98,70,217
504	A-364	225	1,08,98,550	10,28,333	98,70,217
505	A-478	121	58,60,998	2,50,000	56,10,998
506	A-518	116	56,18,808	4,42,599	51,76,209
507	A-519	116	56,18,808	1,45,000	54,73,808
508	A-525	116	56,18,808	5,86,841	50,31,967
509	A-535	225	1,08,98,550	10,39,034	98,59,516
510	A-565	162	78,46,956	14,35,615	64,11,341
511	A-568	130	62,96,940	6,03,044	56,93,896
512	A-582	174	84,28,212	8,75,176	75,53,036
513	A-590	144	69,75,072	7,74,753	62,00,319
514	A-592	116	56,18,808	10,42,069	45,76,739
		80,575	3,90,28,91,850	1,86,67,65,422	2,03,61,26,428

Unsold Inventory's

Sr. No.	Flat No	Carpet Area (Sq Mts)	Unit Consideration as per Agr. /Letter of Allotment
1	A-01	171	82,82,898
2	A-23	172	83,31,336
3	A-34	172	83,31,336
4	A-36	172	83,31,336
5	A-37	172	83,31,336
6	A-38	172	83,31,336
7	A-39	172	83,31,336
8	A-40	172	83,31,336
9	A-43	172	83,31,336
10	A-54	116	56,18,808
11	A-55	116	56,18,808
12	A-56	116	56,18,808
13	A-82	143	69,26,634
14	A-113	143	69,26,634
15	A-124	116	56,18,808
16	A-125	126	61,03,188



17	A-128	115	55,70,370
18	A-129	139	67,32,882
19	A-164	172	83,31,336
20	A-166	172	83,31,336
21	A-167	172	83,31,336
22	A-170	172	83,31,336
23	A-174	172	83,31,336
24	A-175	172	83,31,336
25	A-176	172	83,31,336
26	A-177	172	83,31,336
27	A-180	172	83,31,336
28	A-181	172	83,31,336
29	A-182	172	83,31,336
30	A-183	172	83,31,336
31	A-194	172	83,31,336
32	A-209	172	83,31,336
33	A-219	172	83,31,336
34	A-225	172	83,31,336
35	A-226	172	83,31,336
36	A-278	172	83,31,336
37	A-288	172	83,31,336
38	A-290	172	83,31,336
39	A-319	172	83,31,336
40	A-321	172	83,31,336
41	A-339	172	83,31,336
42	A-360	227	1,09,95,426
43	A-365	225	1,08,98,550
44	A-366	225	1,08,98,550
45	A-367	225	1,08,98,550
46	A-368	225	1,08,98,550
47	A-369	225	1,08,98,550
48	A-370	225	1,08,98,550
49	A-371	225	1,08,98,550
50	A-372	225	1,08,98,550
51	A-373	225	1,08,98,550
52	A-374	225	1,08,98,550
53	A-375	225	1,08,98,550
54	A-376	225	1,08,98,550
55	A-377	225	1,08,98,550
56	A-378	225	1,08,98,550
57	A-379	225	1,08,98,550
58	A-380	225	1,08,98,550
59	A-381	225	1,08,98,550



60	A-382	225	1,08,98,550
61	A-383	225	1,08,98,550
62	A-384	226	1,09,46,988
63	A-385	226	1,09,46,988
64	A-386	225	1,08,98,550
65	A-387	225	1,08,98,550
66	A-388	225	1,08,98,550
67	A-389	225	1,08,98,550
68	A-390	225	1,08,98,550
69	A-391	225	1,08,98,550
70	A-392	225	1,08,98,550
71	A-393	225	1,08,98,550
72	A-394	225	1,08,98,550
73	A-395	225	1,08,98,550
74	A-399	172	83,31,336
75	A-410	172	83,31,336
76	A-421	172	83,31,336
77	A-433	172	83,31,336
78	A-480	134	64,90,692
79	A-505	116	56,18,808
80	A-516	172	83,31,336
81	A-522	116	56,18,808
82	A-523	116	56,18,808
83	A-528	116	56,18,808
84	A-530	268	1,29,81,384
85	A-532	225	1,08,98,550
86	A-533	225	1,08,98,550
87	A-534	225	1,08,98,550
88	A-536	225	1,08,98,550
89	A-537	250	1,21,09,500
90	A-538	225	1,08,98,550
91	A-539	182	88,15,716
92	A-540	172	83,31,336
93	A-558	152	73,62,576
94	A-559	225	1,08,98,550
95	A-561	202	97,84,476
96	A-562	174	84,28,212
97	A-570	152	73,62,576
98	A-572	200	96,87,600
99	A-614	116	56,18,808
100	A-616	124	60,06,312
101	A-246	172	83,31,336
102	A-353	186	90,09,468



103	A-402	172	83,31,336
104	A-432	172	83,31,336
105	A-462	116	56,18,808
106	A-608	116	56,18,808
107	A-67	116	56,18,808
108	A-71	116	56,18,808
109	A-131	172	83,31,336
110	A-407	172	83,31,336
111	A-446	116	56,18,808
		20,263	98,14,99,194

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: 25123339BMIOMA6476

Place: Mumbai

Date: 23/04/ 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 (PRGO05242232)

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)	1,08,81,03,578
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)	2,03,61,26,428
3	(i) Balance Unsold area (Sqm) (to be certified by Management and to be verified by CA from the records and books of accounts)	20,263
	(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	98,14,99,194
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,01,76,25,622
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 SARDÀ MISHRA
Proprietor
Membership No.: - 123339
FRN No.: - 153188W
UDIN No.: - 25123339BIMIOMB6086.
Place: Mumbai
Date: 23.04.2025



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