



**CA C Y Ramani**  
B.Com(Hons.), L.L.B(Gen),  
FCA, DISA (ICAI)

**C. Y. RAMANI & Co.**  
**CHARTERED ACCOUNTANTS**

402 & 403, Navelkar Arcade,  
Dr A.B. Road, Panaji, Goa - 403001  
Off. : +91 7066256550  
M : +91 9822129919  
+91 9822156919  
E : ramanicagoa@gmail.com  
taxramanicagoa@gmail.com

**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 PRGO07211361

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1	<b>i. 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	1,21,00,000.00	47,10,000.00
	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)	-----	-----
	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	-----	-----
	c. Acquisition cost of TDR (if any)		
	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	9,69,860.00	9,69,860.00
	f. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-----	-----
	g. Under Rehabilitation scheme:		
	(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	-----	-----
	<b>Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>		
	(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,	3,00,000.00	90,000.00
	(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.	-----	-----
	<b>Sub-Total of LAND COST</b>	<b>1,33,69,860.00</b>	<b>57,69,860.00</b>



ii.	<b>Development Cost / Cost of Construction :</b>				
a.	(i) Estimated Cost of Construction as certified by Engineer		3,66,25,000.00		
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA				52,47,301.48
	<b>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>				
	(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				12,20,450.00
	(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.				2,11,276.54
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.				7,71,313.00
c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		-----		-----
	<b>Sub-Total of Development Cost</b>	....1(ii)...	<b>3,66,25,000.00</b>		<b>74,50,341.02</b>
2	<b>Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column</b>		4,99,94,860.00		
3	<b>Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column</b>				1,32,20,201.02
4	<b>% completion of Construction Work (as per Project Architect's Certificate)</b>		14%		
5	<b>Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %)</b>				26.44%
6	<b>Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)</b>				1,32,18,640.98
7	<b>Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement</b>				24,24,142.00
8	<b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>				1,07,94,498.98

(Rupees One Crore Seven Lakhs Ninety Four Thousand Four Hundred and Ninety Eighty and Ninety Eight Paise Only)

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for **M/s. GENERAL CONSTRUCTION AND INFRASTRUCTURE** (name of the company / promoter) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For **C.Y. Ramani & Co.**  
Chartered Accountants



Membership No: Fellow: 035710  
Date: 01/03/2022  
Place: Panaji-Goa  
UDIN: 22035710AIBLTK7458



**CA C Y Ramani**  
B.Com(Hons.), L.L.B(Gen),  
FCA, DISA (ICAI)

**C. Y. RAMANI & Co.**  
**CHARTERED ACCOUNTANTS**

402 & 403, Navelkar Arcade,  
Dr A.B. Road, Panaji, Goa - 403001  
Off. : +91 7066256550  
M : +91 9822129919  
+91 9822156919  
E : ramanicagoa@gmail.com  
taxramanicagoa@gmail.com

**FORM 5**  
**See Rule 4 (2)**  
**(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)**  
**CHARTERED ACCOUNTANT'S CERTIFICATE**  
**Goa RERA Registration Number : PRGO07211361**

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 the Form IV)	3,67,74,658.98	
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)	1,20,35,000.00	
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	431.06	Sq. Mt.
	(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		
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	1,20,35,000.00	
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 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 **M/s. General Construction and Infrastructure** (name of the company/promoter) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For C.Y. Ramani & Co.  
Chartered Accountants



**Membership No: Fellow: 035710**  
**Date: 01/03/2022**  
**Place: Panaji-Goa**  
**UDIN: 22035710AIBLTK7458**

**Annexure A**  
**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project**  
**Sold Inventory**

Sr. No.	Flat / Shop No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	S-2	71.27	50,50,000.00	15,15,000.00	35,35,000.00
2	T-1	80.49	74,50,000.00	22,35,000.00	52,15,000.00
3	G-3	20.13	36,50,000.00	3,65,000.00	32,85,000.00
			<b>1,61,50,000.00</b>	<b>41,15,000.00</b>	<b>1,20,35,000.00</b>

**(Unsold Inventory Valuation)**

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

Residential @ Rs 35,000.00 per sqm / commercial @ Rs 1,00,000.00 per sqm

Sr. No.	SHOP / FLAT NO.	Carpet Area (in sq. mts.)	Unit Consideration as per Ready Reckoner Rate (ASR) or as ascertained by a registered valuer on the date of issuance of certificate
1	G1	9.23	12,00,000.00
2	G2	20.13	25,00,000.00
3	G4	12.94	17,00,000.00
4	F4	72.15	33,25,000.00
5	S1	71.27	33,25,000.00
6	S3	71.27	33,25,000.00
7	S4	71.27	33,25,000.00
8	T2	51.4	24,15,000.00
9	T3	51.4	24,15,000.00
		<b>431.06</b>	<b>2,35,30,000.00</b>

  
