



FORM -6

[See Section 4(2)(1D)]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
AMBIENCE REAL ESTATE DEVELOPERS
S-11, BELA VISTA, CHICALIM SOUTH GOA, GOA

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Ambience Real Estate Developers, hereinafter referred to as the "Promoter", for the Financial period from 01/04/2020 to 31/03/2021 with respect to the Project bearing Goa RERA Regn. Number PRG011180475

- 1 This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with The Goa Real Estate (Regulation and Development) Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- 2 We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which is our opinion are necessary for the purpose of this certificate.
- 3 We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of the Promoter for the financial period from 01/04/2020 to 31/03/2021 and hereby certify that:
 - (i) The Promoter has/have completed 73 percent (as specified by the Architect Arminio Ribeiro Santana vide certificate dated 15/04/2023) of the project titled Primavera bearing Goa RERA Regn No PRG011180475 located at Gogol, Salcete Goa.
 - (ii) Amount collected during the period in question for this project is Rs 296,17,650/- (excluding GST and other taxes) and amount collected till date is Rs 11,84,02,775/- (excluding GST and other taxes)
 - (iii) Amount withdrawn during the period in question for this project is Rs 296,17,650/- and amount withdrawn till date is Rs 11,84,02,775/-
- 4 Based on the assurances given to us by the promoter and on verification of the documents made available to us we certify that the Promoter has/have utilized the amounts collected for Prima Vera Ferreira Gardens project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

For M/s E.M. Sequeira & Co.,
Chartered Accountants,
FRN 112114W


(Elson M. Sequeira)
Proprietor

M.No 43503
UDIN:23043503BGROXA5342

Place: Vasco da Gama, Goa

Date: 20th May 2023





FORM 4

(See Rule 5 (1) (a) (ii))

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

PROJECT : PRIMAVERA FERREIRA GARDENS (RESIDENTIAL)

Cost of Real Estate Project Goa RERA Registration Number PRG011180475

Position as on 31-03-2021

Sr. No.		Particulars	Amount (Rs.)	
			Estimated	Incurred
1	i	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	Nil Note: As per management the owners of the land are to be paid in kind.	Nil
		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 ascertained by Registered Valuer (Incase due to inheritance, gift or otherwise, is not required to incur any cost towards acquisition of ownership or title to land)		N/A
	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		N/A
	c.	Acquisition cost of TDR (if any)	N/A	N/A



	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			As per agreement with flat allottees after completion of the project by the Promoter, all such amounts are payable by the flat Allottees
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.			N/A
	g.	Under Rehabilitation scheme:			N/A
		(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 COST	...1(i)	Nil	Nil
	ii	<u>Development Cost / Cost of Construction:</u>			
	a.	(i) Estimated Cost of Construction as certified by Engineer		22,60,35,000 Refer Note 1	
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA			15,01,73,000
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)			
		(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			Nil
		(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,			18,76,000/-



		charges, premiums, interest etc to any statutory Authority.			
	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;			The promoter has not availed specific project funding
		Sub-Total of Development Cost	...1(ii)	22,60,35,000	15,20,49,000
2		Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column		22,60,35,000	
3		Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column			15,20,49,000
4		% completion of Construction Work (as per Project Architect's Certificate)			67% Refer Note 2
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)			67.26%
6		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)			15,20,49,000
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement			11,84,02,775
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate			3,36,46,225



Notes:

- 1) The said figure of Rs 22,60,35,000/- is based on the certificate dated 27th February 2018 issued by K.A. Sahakari and Associates, Consulting Engineer .
- 2) The percentage is based on the certificated dated 15th April 2023 issued by ARCH Arminio Ribeiro Santana.

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for Mr. John Soares, Proprietor of Ambience Real Estate Developers, S-11, Bela Vista 1, Chicalim Goa 403711. and is based on the records and documents produced before us and explanations provided to us by the management of the Proprietary firm.

For E.M. Sequeira and Co.,
Chartered Accountants
FRN 112114W



Elson M. Sequeira

Proprietor

M no 043503

Udin: 23043503BGROWX6278

Date: 20th May 2023

Place : Vasco da Gama, Goa



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

Goa RERA Registration Number PRG011180475

Position as on 31-03-2021

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)	7,39,86,000/-	
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)	3,31,67,225/-	
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1647.90 Refer Note 1	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	11,89,76,000/- Refer Note 2	
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	15,21,43,225/-	
5	Amount to be deposited in Designated Account – 70% to 100%	10,65,00,257/-	

Notes: 1) Balance unsold area is as certified by management. The books of accounts do not disclose the unsold areas.

2) Only the arithmetical accuracy is checked by us .

IF 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account.

IF 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account



Cont..2

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This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for Mr. John Soares, Proprietor of Ambience Real Estate Developers, S-11, Bela Vista 1 Chicalim Goa 403711 and is based on the records and documents produced before us and explanations provided to us by the management of the proprietary Firm.

For E.M. Sequeira and Co.,

Chartered Accountants

FRN 112114W


Elson M. Sequeira

Proprietor

M no 043503

Udin: 23043503BGROWX6278

Date: 20th May 2023

Place : Vasco da Gama, Goa



Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Premises No	Carpet Area (in Sq. Mtrs.)	Unit consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	G-6	33.31	6000000	5168000	832000
2	G-7	33.31	6950000	6674000	276000
3	G-8	30.24	5000000	4390000	610000
4	G-10	37.49	6500000	3300000	3200000
5	G-11	33.26	4200000	3852000	348000
6	G-12	36.66	5500000	4856000	644000
7	G-13	36.66	5500000	4568500	931500
8	F-5	30.28	3000000	2469000	531000
9	F-7	33.33	4400000	3475000	925000
10	F-8	30.28	4700000	4035000	665000
11	F-11	28.82	2500000	1953000	547000
12	F-12	31.71	2300000	1907500	392500
13	F-14	33.63	2500000	2012000	488000
14	204	84.3	5400000	4540000	860000
15	205	60.42	4600000	3558500	1041500
16	206	49.18	2863000	1300000	1563000
17	207	71.89	4137000	500000	3637000
18	210	83.99	4900000	3912000	988000
19	211	112.76	7100000	5561000	1539000
20	303	84.08	5000000	3698500	1301500
21	308	71.89	5200000	4215750	984250
22	402	81.64	4500000	4073500	426500
23	403	84.19	4800000	3165000	1635000
24	404	84.3	5000000	3837500	1162500
25	407	71.89	4820000	3718000	1102000
26	411	112.76	7300000	6300000	1000000
27	502	81.64	4900000	4171000	729000
28	503	84.19	6000000	4762500	1237500
29	506	49.18	4000000	3100000	900000
30	507	71.89	5000000	3840000	1160000



31	511	112.76	7000000	5489525	1510475
	Total	1963.57	15,15,70,000	11,84,02,775	3,31,67,225

(Unsold Inventory Valuation)

Ready Reckoner Rate on the date of issuance of Certificate of the Residential premises :

Shops @ Rs 1,50,000/- and flats @ Rs 50,000/- per sq meters

Sr. No.	Flat No.	Carpet Area (in sq. ms.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	Flat	1282.09	6,41,04,500/-
2	Shop	365.81	5,48,71,500/-
Total		1647.90	11,89,76,000/-

