



FORM-4 [see Rule 5(1)(a)(ii)]
CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF ESMERALDA PROJECT-2 Date :- 30th Sept 2022)
Cost of Real Estate Project Goa RERA Registrarion Number PRGO05180276
(Building L,K,G,H,I,D,E,F,A,B,C, Plots and Commercial)

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1. i.	a. Land Cost :Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	13,73,45,958	13,73,45,958
	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, 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	2,59,22,657	2,59,22,657
	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	-	-
	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	- <u>16,32,68,615</u>	<u>16,32,68,615</u>
ii.	Development Cost/ Cost of Construction : a. (i) Estimated Cost of Construction as certified by Engineer	61,65,00,000	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		46,97,00,000
	Note :(for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		46,97,00,000
	(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, 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,	10,00,00,000	9,51,53,862



	consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		
	b. Payment of Taxes, cess, fees, 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; Sub-Total of Development Cost	8,31,46,800 79,90,46,800	8,31,46,800 64,80,00,662
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	96,23,15,415	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		81,12,69,277
4.	% completion of Construction Work (as per Project Architect's Certificate)		76.26%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		84.30 %
6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		81,12,69,277
7.	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		51,75,18,985
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		29,37,50,292

This certificate is being issued for RERA compliance for the Company Naiknavare Constructions Pvt Ltd [Promoter's Name- i) Hemant Naiknavare, ii)Ranjit Naiknavare] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,
For Shrishrimal & Associates
Chartered Accountants
FRN – 144402W

Akshay Shrishrimal



CA.Akshay Shrishrimal
MRN- 165492
Date -09/12/2022
Place -Pune
UDIN - 22165492BGAEAFH3540

FORM 5 (Rule 4 (2)) ADDITIONAL INFORMATION FOR ONGOING PROJECTS)			
Esmeralda Project -2			
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)	15,10,46,138	
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)	25,65,55,056	
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1011.92 Sq Mtr	
	(ii) Estimated amount of sales proceeds in respect of unsold	7,94,96,800	

	apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure B to this certificate		
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	33,60,51,856	
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	70%	

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Yours Faithfully,

For Shrishrimal & Associates

Chartered Accountants

FRN – 144402W

Akshay Shrishrimal



CA.Akshay Shrishrimal

MRN- 165492

Date -09/12/2022

Place -Pune

UDIN -22165492BGEAFH3540

Annexure -1

Sold Inventory

SR NO	Customer Name	Wing No	Unit No	Carpet Area	Agreement Value	Amount Received	Receivable
1	IONA A BARRETO & Mr. ARNOLFO BARRETO	A	101	229.180	9,970,560	3,808,010	6,162,550
2	Hemant Parsekar	A	102	177.130	9,708,742	952,380	8,756,362
3	KAILASH WAGLE	A	201	219.430	7,742,103	3,277,421	4,464,682
4	Jonathan Menezes	A	203	98.400	5,504,560	2,140,880	3,363,680
5	sharad Sinha	A	301	172	8,732,803	2,858,734	5,874,069
6	Seema Lolayekar	A	302	183.300	9,058,273	4,234,849	4,823,424
7	DOUGLAS AUSTIN VAZ & MANIA ANGELICA FERNANDES VAZ	A	303	125.700	5,860,800	1,847,276	4,013,524
8	MICHAEL LEEROY CYRIAN A CORNELIUS	A	401	219.440	10,169,400	3,952,073	6,217,327
9	AKBAR KADAR	A	403	98.400	6,154,000	476,190	5,677,810
10	STANLEY LAWRENCE ALVARES	B	101	127.740	4,862,510	1,417,124	3,445,386
11	Samir Chimulkar	B	102	96.940	4,535,039	2,083,118	2,451,921
12	SILVIA ANITA DIAS & Mr. WELLNGTON DOLORIS DIAS	B	201	127.740	5,679,540	1,932,463	3,747,077
13	Bernardo Panchiano Fernandes E Mendonca	B	202	96.940	4,994,673	571,428	4,423,245
14	ROSARIO PLACIDO R.DA COSTA	B	301	127.740	5,042,690	1,815,603	3,227,087
15	Babla Sarkar	B	302	96.940	4,999,963	1,804,986	3,194,977
16	WALTER .A.S.CABRAL & HAZEL.L.DIAS E CABRAL	B	401	127.740	4,928,640	1,680,667	3,247,973
17	Agnello silveiva	B	402	96.940	4,951,590	1,786,604	3,164,986
18	Domnic Savio Alex Dsouza	C	201	81.400	3,583,432	643,840	2,939,592
19	Shubhada Anil Achari	C	202	55.350	3,017,500	2916179	101,321
20	Niti haldarnkar	C	203	94.100	4,999,698	3,499,790	1,499,908
21	Salvador Bruno Pereira	C	204	94.100	4,999,980	4404760	595,220
22	Parag Nesarikar	C	301	67.820	2,503,336	-	2,503,336
23	Gauri Anil Achari	C	302	55.350	2,991,762	2987871	3,891
24	Guilhermina Menezes	C	303	94.100	5,340,810	4744359	596,451
25	Bidhan Pramanick	C	304	94.100	4,955,000	3,350,522	1,604,478
26	Kavish Surlakar	CLUB HOUSE	SHOP - 1	37.050	2,137,044	1,988,493	148,551
27	Kashyap lalchand vinodkumar	CLUB HOUSE	SHOP - 2	38.530	2,652,791	2,652,791	-

28	Kunti Makwana	CLUB HOUSE	SHOP - 3	36.630	2,197,800	1,811,760	386,040
29	Maruti Mahadev landge	D	101	177.840	9,999,439	6,498,455	3,500,984
30	Manali Turkar	D	102	177.840	8,097,440	5,648,065	2,449,375
31	shreedhar raju	D	201	183.200	5,100,783	5,100,783	-
32	Musthafa Abdulla Cherkala	D	202	145.890	7,359,743	3,494,530	3,865,213
33	Siddesh Pai	D	203	98.400	4,427,966	3,077,436	1,350,530
34	Timothy texeira	D	301	183.200	7,051,952	4,756,055	2,295,897
35	KHALIL AHMED	D	302	183.200	6,206,528	4,731,296	1,475,232
36	Craig Pereira	D	303	98.400	4,999,768	4,258,210	741,558
37	Vipin Makwana	D	401	146.570	6,317,998	4,328,486	1,989,512
38	Shuchi Sahni	D	402	146.570	6,317,998	6,317,998	-
39	Parvesh Pal Singh	D	403	98.400	5,084,328	5,084,328	-
40	Chandrashekhar Murlidhar Wagh & Komal Chandrashekhar Wagh	E	101	99.940	5,260,942	3,913,714	1,347,228
41	Anandu Padwalkar & Mrs.Renuka Anandu Padwalkar	E	102	99.940	5,796,670	470,744	5,325,926
42	SACHIN SHASHINKANT & VAIBHAVI SACHIN WAINGANKAR	E	201	127.740	5,695,080	4,719,165	975,915
43	NAVELCAR ENTERPRISES	E	202	127.370	5,603,225	3,652,098	1,951,127
44	KIRAN BATRA	E	301	127.740	3,242,472	1,972,556	1,269,916
45	NEHA BATRA	E	302	127.740	3,242,472	2,100,000	1,142,472
46	RAVI BATRA	E	401	127.740	3,242,472	2,100,000	1,142,472
47	GOPAL K. BATRA	E	402	127.740	3,242,472	2,100,000	1,142,472
48	Jewel Gonsalves	ESMERALDA BUSINESS SQUARE	001	72.540	7,490,771	4,440,942	3,049,829
49	Ashoka Shetty	ESMERALDA BUSINESS SQUARE	002	63.930	6,594,027	1,318,806	5,275,221
50	Gauri Kamat	ESMERALDA BUSINESS SQUARE	003	77.220	7,360,455	772,848	6,587,607
51	Padma Kamat	ESMERALDA BUSINESS SQUARE	004	91.960	8,742,940	874,295	7,868,645
52	Shiddharth Namdev Naik	ESMERALDA BUSINESS SQUARE	101	35.500	3,097,592	1,238,910	1,858,682
53	Harish Chube	ESMERALDA BUSINESS SQUARE	102	22.980	1,316,267	398,920	917,347
54	Harish Chube	ESMERALDA BUSINESS SQUARE	103	29.640	1,702,969	536,624	1,166,345
55	VIJAY GANGADHAR KHANZODE	ESMERALDA BUSINESS SQUARE	104	35.100	1,800,029	722,000	1,078,029
56	SILVIA ANITA DIAS & Mr. WELLNGTON DOLORIS DIAS	ESMERALDA BUSINESS SQUARE	105	41.760	3,458,960	1,383,586	2,075,374

	Rahul Belekar	ESMERALDA BUSINESS SQUARE	106	47.220	5,150,397.00		5,150,397
57	Naresh Goyal	ESMERALDA BUSINESS SQUARE	107	58	5,793,772	952,382	4,841,390
	Link People HR Solution	ESMERALDA BUSINESS SQUARE	201	36	3,671,150.00		3,671,150
58	MAINUDDIN BALEKUNDRI	ESMERALDA BUSINESS SQUARE	202	22.980	1,271,244	112,288	1,158,956
59	MAINUDDIN BALEKUNDRI	ESMERALDA BUSINESS SQUARE	203	29.640	1,617,526	108,824	1,508,702
60	MAINUDDIN BALEKUNDRI	ESMERALDA BUSINESS SQUARE	204	35.100	1,901,407	105,988	1,795,419
61	MAINUDDIN BALEKUNDRI	ESMERALDA BUSINESS SQUARE	205	41.760	2,247,688	102,524	2,145,164
62	Arun Kumar Pandey	ESMERALDA BUSINESS SQUARE	206	47	1,936,015	-	1,936,015
63	Arun Kumar Pandey	ESMERALDA BUSINESS SQUARE	207	58	2,186,128	-	2,186,128
64	Feona Fernandis	F	1	49.650	2,971,714	2,032,550	939,164
65	Maria Gorethi Pais	F	2	115.440	6,077,108	4,513,250	1,563,858
66	Mangesh Manohar Kulkarni & Aparna Mangesh Kulkarni	F	101	99.940	5,510,942	4,844,155	666,787
67	Maria Lavinia Charles	F	102	49.650	3,055,225	2,138,658	916,567
68	SWETA SURLAKAR	F	103	115.440	4,999,894	1,071,428	3,928,466
69	REUBEN BARROS	F	201	127.740	5,567,340	4,346,033	1,221,307
70	Hazel Fernandes	F	202	49.650	2,855,980	1,999,184	856,796
71	uma Gaitonde	F	203	115.440	5,467,888	3,849,390	1,618,498
72	REUBEN BARROS	F	301	127.370	5,679,540	4,508,031	1,171,509
73	Sanjay Darbastewar	F	302	49.650	2,713,881	1,803,536	910,345
74	Jitendra Tople	F	303	115.440	6,137,440	4,103,339	2,034,101
75	ANSHU MATHIYAN	F	401	127.740	4,979,005	3,922,117	1,056,888
76	Savita Ranjit Naiknavare	G	101	178	8,860,668	8,853,736	6,932
77	VIJAY GANGADHAR KHANZODE	G	102	178	8,613,239	8,613,239	-
78	BOUSSET AFONSO	G	201	183	7,127,100	6,327,289	799,811
79	Mathias Menezes	G	202	146	7,925,856	7,925,856	-
80	Denzil Dsouza & Mrs. Sofia Yvette Heralde	G	203	98	5,662,000	5,662,000	-
81	RANJIT MERCES SOUSA & MARIA NADIA DE SOUSA	G	301	183	7,127,100	6,330,637	796,463
82	ROBERT DCOSTA	G	302	183	6,127,015	6,127,015	-
83	Luino.R. Menezes	G	303	98	4,999,965	4,999,965	

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84	GRACE EUFEME RODRIGUES & GAVIN DOMNICK ROUDRIGUES	G	401	183	7,673,000	7,673,000	-
85	Marushka Anant Jain	G	402	147	7,499,645	7,499,645	-
86	Alfredo E S Fernandes	G	403	98	4,678,000	4,678,000	-
87	Ujwala Sachin Joshi	H	101	100	4,999,149	4,445,084	554,065
88	Rakesh R Mundy	H	102	100	5,374,623	4,944,746	429,877
89	ROHIT VARELA & ANGELIQUE VARELA	H	201	127	7,016,925	4,676,361	2,340,564
90	NAVELCAR ENTERPRISES	H	202	128	5,413,225	4,724,953	688,272
91	ANANT TANKSALI	H	301	128	3,942,723	3,942,723	-
92	RAJDEEP AMONKAR	H	302	128	6,061,650	5,293,352	768,298
93	Rahul Belekar	H	401	100	4,697,300	4,697,300	-
94	Amitanshu Shrivastava & MRS. SHAYNI SRIVASTAVA	H	402	100	5,346,940	4,733,400	613,540
95	khushal group	I	1	50	2,590,787		2,590,787
96	Mahadev Bhomkar	I	2	115	5,952,851	4,804,801	1,148,050
97	Manindra Singh	I	101	128	6,595,995	49,665	6,546,330
98	Avadhut Bhaskar Apte	I	102	50	2,488,867	2,488,867	-
99	Nishank Halarnkar	I	103	115	6,264,424	6,264,424	-
100	ANOOP VIVEK SARDESAI	I	201	127	5,603,225	5,057,255	545,970
101	Violet George	I	202	50	2,805,734	2,805,734	-
102	EDWIN MICHAEL PEREIRA	I	203	115	6,242,490	3,690,795	2,551,695
103	FERMINA DIAS E RODRIGUES	I	301	128	4,695,131	4,460,352	234,779
104	Tapasya Sabharwal	I	302	50	2,886,614	2,875,680	10,934
105	Shubha Kerkar	I	303	115	5,947,541	5,947,541	-
106	ACHINTYA MITTAL	I	401	128	4,979,005	4,979,005	-
107	Sandesh Pednekar	K	1	53	2,945,336	2,945,336	-
108	Manikandan Loganathan	K	2	111	5,621,890	5,621,890	-
109	MARAYA CAMPOS	K	101	128	5,324,634	253,533	5,071,101
110	Anar Sangodkar AB	K	102	53	3,053,171	3,053,171	-
111	Parshuram Audi	K	103	112	6,108,038	6,108,038	-
112	John Sonwball	K	201	100	4,497,450	259,494	4,237,956
113	Susheela Varma AB	K	202	53	2,952,490	2,952,490	-
114	JOHN EDWIN RASQUINHA	K	203	98	4,266,805	4,057,136	209,669
115	KUMAR ASHISH RANJAN & KIRANJIT KAUR RANJAN	K	301	127	6,112,705	6,112,705	-

116	Andrea Anna fernandes	K	302	53	3,177,698	3,177,698	-
117	khushal group	K	303	111	6,379,750	6,379,750	-
118	NITA KESHAV PRABHU	K	401	128	3,992,561	3,305,403	687,158
119	ANIRUDDH LOTLIKAR	L	101	120.810	5,464,425.00	5,464,425	-
120	ANAGHA AJAY DHARADHAR	L	102	69.670	3,690,160.00	3,690,160	-
121	SEEMA RANI	L	103	69.680	3,311,240.00	3,311,240	-
122	MESHKOOR M.AHMAD	L	104	120.810	3,783,112.00	3,783,112	-
123	Nital P Kulkarni & Pradyumna H Kulkarni	L	201	122.630	5,868,070.00	5,868,070	-
124	SHILPA & SANDIP KUMAR LABH	L	202	69.670	3,306,711.00	3,306,711	-
125	RAJENDRA RAMRAO KEKARE	L	203	69.670	2,706,696.00	2,706,696	-
126	PRADEEP S. SHARMA	L	204	120.810	3,590,058.00	3,590,058	-
127	SHUBHO SENGUPTA	L	301+302	190.490	9,889,500.00	9,279,614	609,886
128	JOHN EDWIN RASQUINHA	L	303	69.670	3,438,754.00	3,438,754	-
129	JOHN WILSON JOSEPH	L	304	120.810	4,388,974.00	4,388,974	-
130	CARL VAUGHAN MASCARENHAS	L	401	122.630	5,653,657.00	5,653,657	-
131	PADMANABHAN R ACHAN	L	402	72.740	3,304,978.00	3,304,978	-
132	AAKANSHA AGAVANDE	L	403	72.740	3,304,978.00	3,304,978	-
133	JITIN KAPOOR & Mrs.MAHIMA KAPOOR	L	404	120.810	4,799,970.00	4,799,970	-
134	DARBIK CREATIONS LLP	PLOT DEVELOPEMENT	1	251	2,047,150	2,000,000	47,150
135	RAJENDAR KUMAR SINGHAL	PLOT DEVELOPEMENT	10	318	5,156,052	5,156,052	-
136	Anil Achari	PLOT DEVELOPEMENT	11	245	3,556,850	400,000	3,156,850
137	PANKAJ VINAYAK SARAF	PLOT DEVELOPEMENT	12-A	251	4,308,600	400,000	3,908,600
138	Mohit Vinayak Saraf	PLOT DEVELOPEMENT	12-B	251	4,308,600	150,000	4,158,600
139	Priya Ravindra Nesarikar	PLOT DEVELOPEMENT	14	251	2,755,500	2,755,500	-
140	JAIDEEP MOHAN REDKAR	PLOT DEVELOPEMENT	15	350	5,636,175	3,000,000	2,636,175
141	Ravindra Lawande	PLOT DEVELOPEMENT	16	339	4,496,296	4,496,296	-
142	VIBHASH TIWARI	PLOT DEVELOPEMENT	17	244	4,749,956	2,575,000	2,174,956
143	Ravindra Lawande	PLOT DEVELOPEMENT	18	244	3,237,731	3,237,731	-
144	JAIDEEP MOHAN REDKAR	PLOT DEVELOPEMENT	19	277	4,434,559	3,000,000	1,434,559
145	RAVI SUBHASH SONAR	PLOT DEVELOPEMENT	2	350	4,855,166	2,544,602	2,310,564
146	DARBIK CREATIONS LLP	PLOT DEVELOPEMENT	20	341	2,825,867	2,000,000	825,867
147	DARBIK CREATIONS LLP	PLOT DEVELOPEMENT	21	280	2,093,856	2,000,000	93,856
148	SATISH S.RANE & MRS.SAKSHI S.RANE	PLOT DEVELOPEMENT	22	347	7,118,625	6,868,625	250,000

149	SHAILESH MOHAN AMONKAR	PLOT DEVELOPEMENT	23	347	3,578,563	2,000,000	1,578,563
150	RAJESH KESHAV DHULAPKAR	PLOT DEVELOPEMENT	3	315	4,615,065	1,389,150	3,225,915
151	KONKAN VISUAL COMMUNICATION PVT LTD	PLOT DEVELOPEMENT	4	281	2,309,473	2,000,000	309,473
152	Geeshma Francis	PLOT DEVELOPEMENT	5	295	3,835,000	2,492,750	1,342,250
153	JAGDISH SHRIPADRAO RANE	PLOT DEVELOPEMENT	6	300	6,150,000	6,000,000	150,000
154	GAURI SHIVA SHETGAONKAR	PLOT DEVELOPEMENT	7	321	5,812,026	3,058,120	2,753,906
155	PRADEEP S. SHARMA	PLOT DEVELOPEMENT	8	251	3,570,126	1,070,000	2,500,126
156	PRADEEP S. SHARMA	PLOT DEVELOPEMENT	9	251	3,570,126	1,070,000	2,500,126
	Total			20,881	774,074,041	517,518,985	256,555,056

Annexure-B
Unsold Inventory Valuation

Sr No	Flat Type	Flat No	Useable Area In Sqmtr	Value In Rs.
1	shop	5	105	8,964,100
2	shop	6	120	10,220,400
3	shop	7	141	12,005,400
4	shop	8	128	10,874,900
5	shop	9	80	6,819,550
6	shop	10	111	9,434,150
7	office	108	163	10,589,150
8	office	208	163	10,589,150
Total			1,012	79,496,800

