

FORM 1

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

ARCHITECT'S CERTIFICATE

**(To be submitted at the time of Registration of On-Going Project and for
withdrawal of Money from Designated Account)**

Date: 23/04/2025

To,
Errichter Infra Private Limited
701 unit, 7th Floor, 1 Aerocity Building,
NIBR Compund, Mohili Village,
Sakinaka, Safed Pool, Mumbai -400072

Subject: Certificate of percentage of completion of construction work of Project "One Goa P3" located at Survey No. 176/1, Carapur, Bicholim, North Goa, Goa demarcated by its boundaries - Project One Goa Phase 2 to the North, Partly by Water body and partly by Survey No 175,177, 178, 179, and 184 of Village Carapur, Bicholim to the South, Partly by waterbody and Survey No 170, 175 of Village Carapur Bicholim Goa to the West, Partly by Survey No. 167, 168 and 178 of Village Carapur Bicholim Taluka to the East, of Municipality Zuarinagar, village panchayat Carapur, taluka Bicholim, Goa, India, 403726 admeasuring 140267.00 sq. mts. area being developed by Errichter Infra Private Limited.

Ref: Goa RERA Registration Number PRGO03252427

Sir,

I, Subodh Mestry, have undertaken assignment as Architect / Licensed Surveyor of certifying percentage of Completion of Construction work of Project "One Goa P3" located at Survey No. 176/1, Carapur, Bicholim, North Goa, Goa, INDIA, 403504 admeasuring 140267.00 sq. mts. area being developed by Errichter Infra Private Limited.

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri. Subodh Mestry as L.S./ Architect;
- (ii) N.A as Structural Consultant (As it's a plotted Development)
- (iii) N.A as MEP consultant (As it's a plotted Development)
- (iv) Shri. Prasenjit Dhar as Site Supervisor



Based on Site Inspection, with respect to each of the building/wing of the aforesaid Real Estate project, I certify that as on the date of this certificate, the percentage of work done for each of the building/wing of the Real Estate project (Fresh Project) as registered vide number **PRGO03252427**

under Goa RERA is as per table A (Not applicable being a plotted layout) herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in table B

Table A

Building/Wing Number _____ (to be prepared separately for each Building/ Wing of the Project)

Sr. No	Task/Activity	Percentage Of work done as on 31.03.2025
1	Excavation	N A
2	Number of basement(s) and plinth	N A
3	Number of Podiums	N A
4	Stilt Floor	N A
5	Number of Slabs of Super Structure	N A
6	Internal Walls, Internal Plaster, Floorings Within Flats /Premises Doors and Windows to each of the Flat /Premises	N A
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	N A
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	N A
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building / wings,	N A
10	Installation of Lifts, Water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical Fittings to Common areas, electro, Mechanical Equipment, Compliance to conditions of environment / CRZ NOC, Finishing to entrance Lobby/s, plinth Protection, paving of areas appurtenant to Building/Wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion Certificate	N A


 **SUBODH MESTRY**
ARCHITECT
Regn. No. CA/1994/17672

Table B**Internal & External Development Works in respect of the entire Registered Phase**

SNo	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage Of Work Done as on 31.03.2025	Details
1	Internal Roads and Footpaths'	Yes	8%	-
2	Water Supply	Yes	1%	-
3	Sewerage (chamber, Lines, Septic Tank, STP)	NA	-	-
4	Storm Water Drains	Yes	1%	-
5	Landscaping & Tree Planting	Yes	-	-
6	Street Lighting	NA	-	-
7	Community Buildings	Yes	-	-
8	Treatment and Disposal of Sewage And Sullage water	NA	-	-
9	Solid Waste Management & Disposal	NA	-	-
10	Water Conservation, Rainwater harvesting	NA	-	-
11	Energy Management	NA	-	-
12	Fire Protection and Fire safety Requirements	NA	-	-
13	Electrical meter room, Sub-station, Receiving station	NA	-	-
14	Others (Option to Add more)	NA	-	-

Yours Faithfully

**SUBODH MESTRY**
ARCHITECT

License No. - CA/1994/17672



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 (PRGO03252427)

This certificate is being issued for RERA compliance for the "One Goa P3" having Goa RERA Registration Number (PRGO03252427) 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)	73,07,75,493
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)	4,18,56,137
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	49,735
	(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	2,40,90,63,930
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	2,45,09,20,067
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 SARDA MISHRA
Proprietor
Membership No.: - 123339
FRN No.: - 153188W
UDIN No.: -25123339BMIOMF9615.
Place: Mumbai
Date: 23.04.2025

