



Kumar Gaurav Agarwal & Co.

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FORM-4
(See Rule 5 (i)(a)(ii))

CHARTERED ACCOUNTANT'S CERTIFICATE (F3)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project Goa RERA Registration Number -PRGO06211354

S. No.		Particulars	Amount(Rs.)	
			Estimated	Incurred as on 30 September 2022
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.	31,458,500	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 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	4,049,300	2,049,300
		e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities		
		f. Under Rehabilitation scheme:		
		(i) Established 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.				



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		(iv) Cost of ASR linked premium, fees, charges and security deposits or maintainance deposit or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		
		Sub-Total of LAND COST ...1(i)...	35,507,800	2,049,300
ii.		Development Cost / Cost of Construction		
	a.	(i) Estimated COST OF Construction as certified by Engineer	73,625,025	
		(ii) Actual Cost of Construction incurred as per the books of account as verified by the CA		5,107,200
		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 machinaries and equipment including its hire and maintenance costs, consumables etc excluding cost of construction as per (i) or (ii) above	24,098,049	9,023,932
		(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	5,044,708	2,281,264
	b.	Payment of Taxes, cess, fees, charges, premiums, interest, etc. to any statutory Authority	864,742	864,742
	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	9,870,000	90,440
		Sub-Total of Development Cost ...1(ii)...	113,502,524	17,367,578
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column]	149,010,324	
3		Total Cost Incurred of the Real Estate Project [1(i) +1(ii)] of incurred column]		19,416,878
4		% completion of Construction Work (as per Project Architect's Certificate)		30.00%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (3/2 %)		13.03%
6		Amount Which can be withdrawn from the Designated Account [Total Estimated Cost * Proportion of cost incurred] (Sr. number 2 * Sr. number 5)		19,416,878
7		Less: Amount withdraw till date of this certificate as per the Books of Accounts and Bank Statement		4,150,369
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		15,266,509

(Rupees One Crore Fifty Two Lakhs Sixty Six Thousands Five Hundred & Nine Only)



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This certificate is being issued for RERA compliance for OIKOS VENTURES PRIVATE LIMITED for their Project Aranayam and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

For Kumar Gaurav Agarwal & Co

Chartered Accountants

FRN 021759N

Kumar Gaurav

Membership No.: 501252

Date : 11-11-2022

Place : New Delhi

UDIN:22501252BCVVAN3669

Full Address : B276 First Floor, C.R. Park, New Delhi 110019

Contact No.: 9891499995

E-mail : Gaurav@kgac.in

Note:-

1. The Expression "incurred" would mean amount of project or service received, creating a 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 eEstimated 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 estimated 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 aptments. Such expenses through project cost, should not be borne from the amount that is required to be deposited in the designated seperate account.



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FORM-5

See Rule 4 (2)

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)
Goa RERA Registration Number: PRGO06211354

S. 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)	129,593,446
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)	NA
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,534.38
	(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	106,568,000
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	106,568,000
5	Amount to be deposited in Designated Account - 70% or 100%	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 RERA compliance for OIKOS VENTURES PRIVATE LIMITED for their Project Aranayam and is based on the records and documents produced before us and explanations provided to us by the management of the Company.

For Kumar Gaurav Agarwal & Co
Chartered Accountants
FRN 021759N

Kumar Gaurav
Membership No.: 501252
Date : 11-11-2022
Place : New Delhi
UDIN:22501252BCVVAN3669
Full Address : B276 First Floor, C.R. Park, New Delhi 110019
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Annexure A
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate
Project Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable
			N/A		

(Unsold Inventory Valuation)

Ready Recknor Rate or Rate as ascertained by a valuer on the date of issuance of Certificate of the Residential premises:
Schedule of Units as per Carpet Area for Unsold Units and their value on completion of the project. Project "Aranayam" by Oikos Ventures Private Limited

Sr. No.	Type	Carpet Area (in sq. mts.)	Area of exclusive balconies	Area of exclusive terrace	Rate per m2 in Rs.	Value (Rs.)
1	Villa-1	147.91	15.78	51.99	Villa & balcony - 60,000/- oT - 10,0001-	9821400/- 519900/- 1,03,41,300/-
2	Villa-2	129.11	26.59	21.45	Villa & balcony - 60,000/- oT - 10,0001-	93,42,000/- 2,14,500/- 95,56,500/-
3	Villa-3	129.18	26.59	21.45	Villa & balcony - 60,000/- oT - 10,0001-	93,42,000/- 2,14,500/- 95,56,500/-
4	Villa-4	142.1	13.44	16.5	Villa & balcony - 60,000/- oT - 10,0001-	93,32,400/- 1,65,000/- 94,97,400/-
5	Villa-5	146.14	22.49	16.38	Villa & balcony - 60,000/- oT - 10,0001-	1,01,17,800/- 1,63,800/- 1,02,81,600/-
6	Villa-6	146.14	22.49	16.38	Villa & balcony - 60,000/- oT - 10,0001-	1,01,17,800/- 1,63,800/- 1,02,81,600/-
7	Villa-7	146.14	22.49	16.38	Villa & balcony - 60,000/- oT - 10,0001-	1,01,17,800/- 1,63,800/- 1,02,81,600/-
8	Villa-8	143.73	16.27	16.38	Villa & balcony - 60,000/- oT - 10,0001-	96,00,000/- 1,63,800/- 97,63,800/-
9	Villa-9	124.85	10.98	19.49	Villa & balcony - 60,000/- oT - 10,0001-	81,49,800/- 1,94,900/- 83,44,700/-
10	Villa-10	139.54	11.67	25.7	Villa & balcony - 60,000/- oT - 10,0001-	90,72,600/- 2,57,000/- 93,29,600/-
11	Villa-11	139.54	11.67	25.7	Villa & balcony - 60,000/- oT - 10,0001-	90,72,600/- 2,57,000/- 93,29,600/-