



FORM - 4 - CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project Goa RERA upto 31st December 2022 Registration Number <PRGO02221540>

S.NO.	Particulars	Amount Rs. Estimated	Amount Rs. Incurred
1	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 Or	11,437,750	11,437,750
B	Amount of Premium payable to obtain development right, F.A.R, additional F.A.R, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	11,966,887	8,956,389
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	-	-
	SUB-TOTAL OF LAND COST	23,404,637	20,394,138
ii	Development Cost/ Cost of Construction:		
A	i Estimated Cost of Construction as certified by Engineer		
	ii Actual Cost of construction incurred as per the books of account as verified by the CA	400,000,000	143,000,000
	Note: (for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered)	392,036,598	142,394,379
	iii On - site expenditure for development of project or phase of the project i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout road etc.) cost of machineries and equipment including its hire and maintenance costs, consumables etc. excluding cost of construction as per (i) or (ii) above	45,242,752	21,977,207
	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.	19,917,464	12,907,842
B	Payment of Taxes, cess, fees, charges, premium, interest etc to any statutory Authority	-	-
C	Interest payable to financial institutions, schedule banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	69,483,640	5,842,310
D	Principal sum payable to financial institutions, schedule banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction (not part of the project cost)	168,430,111	185,209,447
	Sub-Total of Development Cost	526,680,454	183,121,738
2	Total Estimated Cost of the Real Estate Project		
	[1(i) + 1 (ii)] of Estimated Column	550,085,091	
3	Total Cost Incurred of the Real Estate Project		
	[1(i) + 1 (ii)] of Incurred Column		203,515,876
4	% completion of Construction Work (as per Project Architect's Certificate)		
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimate Cost. (3 / 2 %)	37.00%	
6	Amount Which can be withdrawn from the Designated Account		
	Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	203,515,876	
a	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement	10,412,850	
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		193,103,026

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for PRESCON HOMES PVT LTD 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 SKPAG & Co.
Chartered Accountant

Sudhir Pandey
CA Sudhir Pandey
Partner

MRN:-128214

FRN:-128940W

Date : 19th January 2023

UDIN : 23128214BGRYFW6313





FORM 5

See Rule 4 (2)

Chartered Accountants Certificate - GOA RERA Registration Number: <PRGO02221540>
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1	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)	346,569,214
2	2		Balance amount of receivables from sold apartments a per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Account)	17,321,500
3	3		(i) Balance Unsold Area (Sq. Mtr.) (to be Certified By Management and to be verified by CA from the record and books of accounts)	7,611
			(ii) Estimated amount of sales proceeds in respect of unsold apartment (calculated a per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	631,020,800
4	4		Estimated receivable of ongoing project. Sum of 2 + 3 (ii)	648,342,300
5	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 balance receivables of ongoing project will be deposited in designated Account.	NA

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for PRESCON HOMES PVT. LTD. 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 SKPAG & Co.
Chartered Accountant

Kandey



CA Sudhir Pandey
Partner

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Annexure - A

Statement of Calculation of Receivables from the Sales of the Ongoing Real Estate Project: -

Building A3							
S.No.	Unit No.	Carpet Area (in sq. mtrs.)	Built-Up Area (in Sq.mts.)	Saleable Area (in sq. mtrs.)	Unit Consideration as per Agreement / letter of allotment	Received amount	Balance Receivable
1	303	49.25		75.00	4,987,500	498,750	4,488,750
2	304	49.25		75.00	4,987,500	498,750	4,488,750
3	306	68.70		102.00	6,380,000	4,466,000	1,914,000
Building A4							
1	203	49.25		75.00	4,500,000	2,500,000	2,000,000
2	204	49.25		75.00	4,500,000	2,500,000	2,000,000
3	206	68.70		102.00	6,480,000	4,050,000	2,430,000
		334.40	-	504.00	31,835,000	14,513,500	17,321,500



SKPAG & Co., Chartered Accountants

1/7, Sai Tirth Tower, Siddharth Nagar,

Kopri, Thane (East), Thane-400603.

Tel: 9 20144150



(Unsold Inventory Valuation)

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

S.No.	Unit No.	Carpet Area (in Sq.mts.)	Built-Up Area (in Sq.mts.)	Built-up area (carpet+balcony+ ext.walls)	Rate Rs. Per sq. mtr.	59,200
					Saleable Area (in sq. mtrs.)	Amount
Building A3						
1	001	68.70		84.65	102.00	6,038,400
2	002	68.70		84.65	102.00	6,038,400
3	003	49.25		62.30	75.00	4,440,000
4	004	49.25		62.30	75.00	4,440,000
5	005	68.70		84.65	102.00	6,038,400
6	006	68.70		84.65	102.00	6,038,400
7	101	68.70		84.65	102.00	6,038,400
8	102	68.70		84.65	102.00	6,038,400
9	103	49.25		62.30	75.00	4,440,000
10	104	49.25		62.30	75.00	4,440,000
11	105	68.70		84.65	102.00	6,038,400
12	106	68.70		84.65	102.00	6,038,400
13	107	68.70		84.65	102.00	6,038,400
14	108	68.70		84.65	102.00	6,038,400
15	109	49.25		62.30	75.00	4,440,000
16	110	49.25		62.30	75.00	4,440,000
17	111	68.70		84.65	102.00	6,038,400
18	112	68.70		84.65	102.00	6,038,400
19	201	68.70		84.65	102.00	6,038,400
20	202	68.70		84.65	102.00	6,038,400
21	203	49.25		62.30	75.00	4,440,000
22	204	49.25		62.30	75.00	4,440,000
23	205	68.70		84.65	102.00	6,038,400
24	206	68.70		84.65	102.00	6,038,400
25	207	68.70		84.65	102.00	6,038,400
26	208	68.70		84.65	102.00	6,038,400
27	209	49.25		62.30	75.00	4,440,000
28	210	49.25		62.30	75.00	4,440,000
29	211	68.70		84.65	102.00	6,038,400
30	212	68.70		84.65	102.00	6,038,400
31	301	68.70		84.65	102.00	6,038,400
32	302	68.70		84.65	102.00	6,038,400
33	305	68.70		84.65	102.00	6,038,400
34	307	68.70		84.65	102.00	6,038,400
35	308	68.70		84.65	102.00	6,038,400
36	309	49.25		62.30	75.00	4,440,000
37	310	49.25		62.30	75.00	4,440,000
38	311	68.70		84.65	102.00	6,038,400
39	312	68.70		84.65	102.00	6,038,400
40	407	68.70		84.65	102.00	6,038,400
41	408	68.70		84.65	102.00	6,038,400
42	409	49.25		62.30	75.00	4,440,000
43	410	49.25		62.30	75.00	4,440,000
44	411	68.70		84.65	102.00	6,038,400
45	412	68.70		84.65	102.00	6,038,400



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1/7, Sai Tirth Tower, Siddharth Nagar,

Kopri, Thane (East), Thane-400603.

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Building A4						
46	LG01	68.70				
47	LG02	68.70	84.65	102.00		6,038,400
48	LG03	49.25	84.65	102.00		6,038,400
49	LG04	49.25	62.30	75.00		4,440,000
50	LG05	68.70	62.30	75.00		4,440,000
51	LG06	68.70	84.65	102.00		6,038,400
52	001	68.70	84.65	102.00		6,038,400
53	002	68.70	84.65	102.00		6,038,400
54	003	49.25	84.65	102.00		6,038,400
55	004	49.25	62.30	75.00		4,440,000
56	005	68.70	62.30	75.00		4,440,000
57	006	68.70	84.65	102.00		6,038,400
58	101	68.70	84.65	102.00		6,038,400
59	102	68.70	84.65	102.00		6,038,400
60	103	49.25	84.65	102.00		6,038,400
61	104	49.25	62.30	75.00		4,440,000
62	105	68.70	62.30	75.00		4,440,000
63	106	68.70	84.65	102.00		6,038,400
64	107	68.70	84.65	102.00		6,038,400
65	108	68.70	84.65	102.00		6,038,400
66	109	49.25	84.65	102.00		6,038,400
67	110	49.25	62.30	75.00		4,440,000
68	111	49.25	62.30	75.00		4,440,000
69	112	68.70	84.65	102.00		6,038,400
70	201	68.70	84.65	102.00		6,038,400
71	202	68.70	84.65	102.00		6,038,400
72	205	68.70	84.65	102.00		6,038,400
73	207	68.70	84.65	102.00		6,038,400
74	208	68.70	84.65	102.00		6,038,400
75	209	49.25	84.65	102.00		6,038,400
76	210	49.25	62.30	75.00		4,440,000
77	211	68.70	62.30	75.00		4,440,000
78	212	68.70	84.65	102.00		6,038,400
79	307	68.70	84.65	102.00		6,038,400
80	308	68.70	84.65	102.00		6,038,400
81	309	49.25	84.65	102.00		6,038,400
82	310	49.25	62.30	75.00		4,440,000
83	311	68.70	62.30	75.00		4,440,000
84	312	68.70	84.65	102.00		6,038,400
85	407	68.70	84.65	102.00		6,038,400
86	408	68.70	84.65	102.00		6,038,400
87	409	49.25	84.65	102.00		6,038,400
88	410	49.25	62.30	75.00		4,440,000
89	411	68.70	62.30	75.00		4,440,000
90	412	68.70	84.65	102.00		6,038,400



SKPAG & Co., Chartered Accountants

1/7, Sai Tirth Tower, Siddharth Nagar,

Kopri, Thane (East), Thane-400603.

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Club House				Rate Rs. Per sq. m	40,000	
91	Commercial Unit - 1	83.50		88.10	140.00	5,600,000
92	Commercial Unit - 2	40.30		43.70	69.00	2,760,000
93	Commercial Unit - 3	67.75		72.10	114.00	4,560,000
94	Facility Unit - 1	184.90		195.80	310.00	12,400,000
95	Commercial Unit - 4	679.40		704.60	1,117.00	44,680,000
96	Facility Unit - 2	7.90		9.10	14.00	560,000
97	Facility Unit - 3	158.20		168.00	266.00	10,640,000
98	Facility Unit - 4	25.70		27.70	28.00	1,120,000
99	Commercial Unit - 5	174.35		185.25	294.00	11,760,000
100	Facility Unit - 5	7.90		9.10	14.00	560,000
101	Facility Unit - 6	452.95		472.75	749.00	29,960,000
102	Commercial Unit - 6	90.00		123.20	193.00	7,720,000
	Total	7,611.25	-	9,092.10		631,020,800

For SKPAG & Co.
Chartered Accountant

CA Sudhir Pandey

Partner

MRN:-128214

FRN:-128940W

Date : 19th January 2023

UDIN : 23128214BGRYFX8886

