

**SAWANT & ASSOCIATES**  
architects · engineers · interior designers

**FORM 1**  
**(See Rule 5(1)(a)(ii))**  
**ARCHITECT'S CERTIFICATE**

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

To,  
**M/S S. J. CONSTRUCTIONS,**  
H. No 196/1/3, Ambadi House,  
Near MES College, Vidyanagar Colony,  
Zuarinagar, Goa - 403726

Date: 05 /08/2021

**Subject: Certificate of Percentage of Completion of Construction Work of the Project ROYAL MAJESTIC , Commercial and Residential Group housing situated on the Plot bearing Survey No. 50/3 demarcated by its boundaries**

**ON THE NORTH : By property surveyed under Survey No. 50/2**

**ON THE SOUTH : By property surveyed under Survey No. 48/1**

**ON THE EAST : By Cansaulim-Colva road**

**ON THE WEST : By field and village Pale**

**of Ward\_\_\_ Municipality \_\_\_,Village panchayat Cansaulim-Arossim-Cuelim, Taluka' Mormugao, District South Goa PIN403712 admeasuring 5425.00 Sq. Mtrs. area being developed by M/S. J. CONSTRUCTIONS.**

Sir,

We, Sawant and Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the Project **ROYAL MAJESTIC**, Commercial and Residential Group housing situated on the plot bearing **Survey No. 50/3**, of Ward \_\_\_ Municipality \_\_\_, Village panchayat Cansaulim-Arossim-Cuelim, Taluka Mormugao District South Goa PIN 403712 admeasuring 5425.00 Sq. Mtrs. arebeing developed by **M/S S. J. CONSTRUCTIONS.**

Following technical professionals are appointed by Owner / Promoter:-

- (i) Sawant and Associates as Architect
- (ii) Mr. Auxilio Rodrigues as Structural Consultant
- (iii) M/s /Shri/Smt ----- as MEPConsultant
- (iv) Mr Ritesh Ulvekar as Site Supervisor

Based on Site Inspection, with respect to each of the .....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 of the Real Estate Project as registered vide number \_\_\_\_\_ under GoaRERA is as per table A 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

**ROYAL MAJESTIC, Building A** Residential and Commercial Group Housing Project (to be prepared separately for each Building / Wing of theProject)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0.00
2	1 number of Basement(s) and Plinth	0.00
3	_____ number of Podiums	NA
4	Stilt Floor	NA
5	3 number of Slabs of Super Structure	0.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0.00
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	0.00
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0.00
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	0.00

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	0.00
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Table A

**ROYAL MAJESTIC, Building B** Residential and Commercial Group Housing Project (to be prepared separately for each Building / Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0.00
2	1 number of Basement(s) and Plinth	0.00
3	_____ number of Podiums	NA
4	Stilt Floor	NA
5	3 number of Slabs of Super Structure	0.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0.00
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	0.00
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0.00
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	0.00

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	0.00
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Table A

**ROYAL MAJESTIC, Building C Residential and Commercial Group Housing Project** (to be prepared separately for each Building / Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	100
2	1 number of Basement(s) and Plinth	10
3	_____ number of Podiums	NA
4	Stilt Floor	NA
5	3 number of Slabs of Super Structure	0.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0.00
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	0.00
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0.00
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	0.00

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	0.00
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Table A

**ROYAL MAJESTIC, -- Row Houses** Residential and Commercial Group Housing Project (to be prepared separately for each Building / Wing of the Project)

Sr. No	Tasks /Activity	Percentage of work done
1	Excavation	0.00
2	0 number of Basement(s) and Plinth- 1 Number	0.00
3	_____ number of Podiums	NA
4	Stilt Floor	NA
5	2 number of Slabs of SuperStructure	0.00
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0.00
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	0.00
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0.00
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,	0.00

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	0.00
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	0.00

**TABLE-B**

**Internal & External Development Works in Respect of the entire Registered Phase**

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1.	Internal Roads & Footpaths	YES	0.00	-----
2.	Water Supply	YES	0.00	Over head water tank, Underground water tank, PWD water supply
3.	Sewerage (chamber, lines, Septic Tank, STP)	YES	0.00	Chamber and line to Public sewer
4.	Storm Water Drains	YES	0.00	-----
5.	Landscaping & Tree Planting	YES	0.00	-----
6.	Street Lighting	YES	0.00	LED Lights

7.	Community Buildings	YES	0.00	Clubhouse
8.	Treatment and disposal of sewage and sullage water	YES	0.00	Compost pit
9	Solid Waste management & Disposal	NO	0.00	-----
10	Water conservation, Rain water harvesting	NO	0.00	-----
11	Energy management	NO	0.00	-----
12	Fire protection and fire safety requirements	NO	0.00	-----
13	Electrical meter room, sub-station, receiving station	YES	0.00	Transformer, DG Set Electrical Panel
14	Swimming pool	YES	0.00	-----

Yours Faithfully

MANISHA.R.LOTLIKAR

(COA Reg No CA/2000/26100)

(Goa TCP Reg No AR/0004/2010)



Auxilio J. S. Rodrigues B.E.Civil (Iloron)

**CONSULTING ENGINEER**

**Office:** Business Point, 1st Floor, Angod,  
Behind Comunidade Ghor,  
Mapusa - Goa. **Ph** : 2253252

**Res :** Aucht Vaddo, Assonra, Bardez,  
Goa. **Ph** : 2215583 \ 2215833

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### **FORM-3**

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

#### ENGINEER'S CERTIFICATE

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

To,  
**M/S. S. J. CONSTRUCTIONS,**  
H. No 196/1/3, Ambadi House,  
Near MES College, Vidyanagar Colony,  
Zuarinagar, Goa - 403726

Date : 05/08/2021

**Subject:** Certificate of cost incurred for development of, "ROYAL MAJESTIC" for construction of building(s) / \_\_\_Wing(s) of the Phase situated on the Plot bearing Survey No. 50/3 demarcated by its boundaries (latitude and longitude of the end points)

**ON THE NORTH** : By property surveyed under Survey No. 50/2

**ON THE SOUTH** : By property surveyed under Survey No. 48/1

**ON THE EAST** : By Cansaulim-Colva road

**ON THE WEST** : By field and village Pale

of Ward\_\_\_ Municipality \_\_\_\_\_, Village panchayat Cansaulim-Arossim-Cuelim, Taluka Mormugao District South Goa PIN 403712 admeasuring 5425 Sq. Mtrs. area being developed by **M/S S. J. CONSTRUCTIONS.**

**Ref.:** GoaRERA Registration Number \_\_\_\_\_

Sir,

I / We Mr. Auxilio Rodrigues have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under GoaRERA, being "ROYAL MAJESTIC" building Project (GoaRERA Registration Number) situated on the plot bearing Survey No. 50/3, of Ward\_\_\_ Municipality \_\_\_\_\_, Village panchayat Cansaulim-Arossim-Cuelim, Taluka Mormugao District South Goa PIN 403712 admeasuring 5425 Sq. Mtrs. area being developed by **M/S S. J. CONSTRUCTIONS.**

1. Following technical professionals are appointed by Owner / Promoter: -
  - (i) M/s /Shri / Smt Sawant and Associates as Architect;
  - (ii) M/s /Shri / Smt Auxilio J. S. Rodrigues Structural Consultant
  - (iii) M/s /Shri / Smt \_\_\_\_\_ as MEP Consultant
  - (iv) M/s /Shri / Smt \_\_\_\_\_ as Quantity Surveyor \*
2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by \_\_\_ quantity Surveyor\* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.9,50,36,840/-** (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **Town and Country Planning Dept. Mormugao, Taluka Office, Vasco-da-Gama, Goa** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
4. The Estimated Cost Incurred till date is calculated at **Rs.3,94,980/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance cost **Rs.9,46,41,860/-** of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **Town and Country Planning Dept. Mormugao, Taluka Office, Vasco-da-Gama, Goa** (planning Authority) is estimated at Rs (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

**TABLE A**

**ROYAL MAJESTIC, BUILDING A - Residential and Commercial Group Housing Project.  
(to be prepared separately for each Building / Wing of the Real Estate Project)**

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 05/08/2021 date of Registration	Rs.1,94,25,800/-
2.	Cost incurred as on 05/08/2021 (based on the Estimated cost)	Rs. 00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.1,94,25,800/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs ____NA____/-

**TABLE A**

**ROYAL MAJESTIC, BUILDING B - Residential and Commercial Group Housing Project.  
(to be prepared separately for each Building / Wing of the Real Estate Project)**

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 05/08/2021 date of Registration	Rs.1,97,49,000/-
2.	Cost incurred as on 05/08/2021 (based on the Estimated cost)	Rs. 00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.1,97,49,000/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs ____NA____/-

**TABLE A**

**ROYAL MAJESTIC, BUILDING C - Residential and Commercial Group Housing Project.  
(to be prepared separately for each Building / Wing of the Real Estate Project)**

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the building/wing As on 05/08/2021 date of Registration	Rs.1,97,49,000/-
2.	Cost incurred as on 05/08/2021 (based on the Estimated cost)	Rs. 00/-
3.	Work done in Percentage (as Percentage of the estimated cost)	%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.1,97,49,000/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs____NA____/-

**TABLE A**

**ROYAL MAJESTIC, CLUSTER A - Residential and Commercial Group Housing Project.  
(to be prepared separately for each Building / Wing of the Real Estate Project)**

Sr. No	Particulars	Amounts
6.	Total Estimated cost of the building/wing As on 05/08/2021 date of Registration	Rs.1,35,32,400/-
7.	Cost incurred as on 05/08/2021 (based on the Estimated cost)	Rs. 00/-
8.	Work done in Percentage (as Percentage of the estimated cost)	%
9.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.1,35,32,400/-
10.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs____NA____/-

**TABLE A**

**ROYAL MAJESTIC, CLUSTER B - Residential and Commercial Group Housing Project.  
(to be prepared separately for each Building / Wing of the Real Estate Project)**

<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts</b>
6.	Total Estimated cost of the building/wing As on 05/08/2021 date of Registration	Rs.81,04,400/-
7.	Cost incurred as on 05/08/2021 (based on the Estimated cost)	Rs. 00/-
8.	Work done in Percentage (as Percentage of the estimated cost)	%
9.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.81,04,400/-
10.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs____NA____/-

**TABLE A**

**ROYAL MAJESTIC, CLUSTER C - Residential and Commercial Group Housing Project.  
(to be prepared separately for each Building / Wing of the Real Estate Project)**

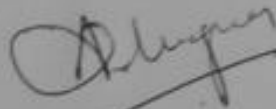
<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts</b>
6.	Total Estimated cost of the building/wing As on 05/08/2021 date of Registration	Rs.81,55,400/-
7.	Cost incurred as on 05/08/2021 (based on the Estimated cost)	Rs. 00/-
8.	Work done in Percentage (as Percentage of the estimated cost)	%
9.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.81,55,400/-
10.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs____NA____/-

**TABLE B**

**(to be prepared for the entire registered phase of the Real Estate Project)**

Sr. No	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 05/08/2021 date of Registration	Rs.1,97,49,000/-
2.	Cost incurred as on 05/08/2021 (based on the Estimated cost)	Rs 3,94,980/-
3.	Work done in Percentage (as Percentage of the estimated cost)	2%
4.	Balance Cost to be Incurred (Based on Estimated cost)	Rs.1,93,54,020/-
5.	Cost Incurred on Additional/Extra Items As on.....not included in the Estimated Cost (Annexure A)	Rs ____ NA ____/-

Yours Faithfully,



Signature & Name (IN BLOCK LETTERS) of Engineer

Town and Country Planning Department Reg. No. SE/0002/2019

**AUXILIO RODRIGUES**  
B.E. Civil (Hons)

Reg. No. PWD/ENGR. 289/82

Dongri, Assonora,

Bardez, Goa 403 503

**Note**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.



*J. B. Sardesai & Associates*  
Chartered Accountants

T-F1 Sweet Home Symphony, Above Andhra Bank, Near Railway Overbridge, Margao - Goa 403 601  
Ph: (O) 2703616, (R) 2765238, Mob: 9822488909, 9518515950 Email: jbsardesai@gmail.com

FORM - 4

[See Section 5 (1)(a)(ii)]

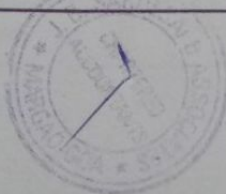
**CHARTERED ACCOUNTANT'S CERTIFICATE**

(For Registration of a Project & Subsequent Withdrawal of Money)

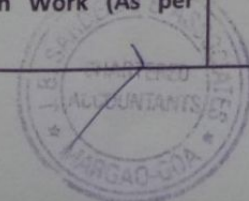
Cost of Real Estate Project GOARERA Registration Number PRGO06211337

Royal Majestic

Sr. No.	Particular	Amount (Rs.)		
		Estimated	Incurred	
1. i.	a.	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	49,75,000/-	49,75,000/-
		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, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government Or any Statutory Authority	28,00,000/-	28,00,000/-
	c.	Acquisition cost of TDR (if any)	NA	NA
	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;	2000/-	2000/-
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	NA	NA
	g.	Under Rehabilitation scheme:		
		(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	NA	NA
		(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	NA	NA
		<b>Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>		



Sr. No.	Particular	Amount (Rs.)	
		Estimated	Incurred
	(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,	NA	NA
	(vi) 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.	NA	NA
	<b>Sub-Total of LAND COST</b>	77,77,000/-	77,77,000/-
<b>1.ii</b>	<b>Development Cost/Cost of Construction:</b>		
a.i.	Estimated Cost of Construction as certified by Engineer	10,00,00,000/-	
a.ii.	Actual Cost of construction incurred as per the books of accounts as verified by the CA		26,48,126/-
	<b>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>		
a.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, consumable etc. excluding cost of construction as per (i) or (ii) above	2,00,00,000/-	15,48,260/-
a.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, charges, premiums, interest etc to any statutory Authority	NA	NA
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 :		
	<b>Sub-Total of Development Cost</b>	12,00,00,000/-	41,96,392/-
<b>2</b>	<b>Total Estimated Cost of the Real Estate Project [1(i) 1 (ii)] of Estimated Column</b>	12,77,77,000/-	
<b>3</b>	<b>Total Cost Incurred of the Real Estate Project [1(i) 1 (ii)] of Incurred Column</b>		1,19,73,392/-
<b>4</b>	<b>% completion of Construction Work (As per Project Architect's Certificate)</b>	10%	9.38%



Sr. No.	Particular	Amount (Rs.)	
		Estimated	Incurred
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		9.37%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		1,19,73,392/-
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		6,01,569.40
8	1. Net Amount which can be withdrawn from the Designated Bank Account under this certificate		1,13,71,822.60

(Rupees One Core Thirteen Lakh Seventy One Lakh Eight Hundred Twenty Two & Sixty Paise)

This certificate is being issued for compliance under the Real Estate (Regulation & Development) Act 2016, for S. J. Constructions and is based in the records and documents produced before me and explanations provided to me by the management of the Company.

(Signature and Stamp/Seal of the Signatory CA)

Name of the Signatory:

Membership No.:

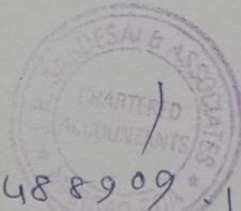
Date: 23/11/2021

Place: Margao Goa

Full address:

Contact No.: 9822488909

Email: jbsardesai@gmail.com



For J.B. Sardesai & Associates  
Chartered Accountants  
FRN: 109274W

(C.A. J.B. Sardesai) Prop.  
Meb. No. 033177

Note:-

1. The expression "incurred" would mean amount of product or service received, creating a debt in favor 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 Estimated 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 estimate 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 apartments. Such expenses through project cost, should not be borne from the amount that is required to be deposited in the designated separate account.

J.B. Sardesai & Associates  
Chartered Accountants  
T-F1, Sweet Home Symphony  
Above Andhra Bank  
Near Railway Overbridge,  
MARGAO - GOA Ph.: 2703616

**ANNEXURE A**

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

Sr. No.	Flat / Shop / Row Villa No.	Carpet Area (in Sq.Mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Amount
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**(Unsold Inventory Valuation)**

Ready Recknor Rate or Rate as ascertained by a registered Valuer on the date of issuance of Certificate of the Residential / Commercial premises

Rs. \_\_\_\_\_ per sqm  
(Rates mentioned in Annexure A)

Flat/Shop/ Row Villa No.	Type	Carpet Area (in Sq.Mts.)	Unit Consideration as per Ready Recknor Rate(ASR) or as ascertained by a registered Valuer on the date of issuance of Certificate
SH-01	SHOP	29.20	37,96,000.00
SH-02	SHOP	29.19	37,94,700.00
SH-03	SHOP	32.19	41,84,700.00
SH-04	SHOP	27.14	35,28,200.00
SH-05	SHOP	14.32	18,61,600.00
SH-06	SHOP	27.14	35,28,200.00
SH-07	SHOP	32.20	41,86,000.00
SH-08	SHOP	33.58	43,65,400.00
SH-09	SHOP	39.56	51,42,800.00
SH-10	SHOP	39.56	51,42,800.00
SH-11	SHOP	33.58	43,65,400.00
SH-12	SHOP	32.20	41,86,000.00
SH-13	SHOP	27.14	35,28,200.00
SH-14	SHOP	14.22	18,48,600.00
SH-15	SHOP	27.14	35,28,200.00
SH-16	SHOP	32.20	41,86,000.00
SH-17	SHOP	33.58	43,65,400.00
SH-18	SHOP	39.56	51,42,800.00
<b>TOTAL</b>			<b>7,58,23,800.00</b>
A-FF-01	2 BHK FLAT	58.40	38,64,000.00
A-FF-02	2 BHK FLAT	53.92	35,01,500.00
A-FF-03	2 BHK FLAT	55.03	35,57,000.00
A-FF-04	2 BHK FLAT	55.03	37,19,000.00
B-FF-01	2 BHK FLAT	53.83	36,59,000.00
B-FF-02	2 BHK FLAT	53.83	34,97,500.00
B-FF-03	2 BHK FLAT	55.03	35,57,500.00
B-FF-04	2 BHK FLAT	55.03	37,19,000.00
C-FF-01	2 BHK FLAT	53.83	36,59,000.00
<b>TOTAL</b>			<b>3,27,33,500.00</b>
RH-01	ROW HOUSE	90.21	71,94,500.00
RH-02	ROW HOUSE	90.21	71,44,500.00
RH-03	ROW HOUSE	90.21	71,44,500.00
RH-04	ROW HOUSE	90.21	71,44,500.00
RH-05	ROW HOUSE	90.21	71,72,000.00
RH-10	ROW HOUSE	85.37	68,42,500.00
<b>TOTAL</b>			<b>4,26,42,500.00</b>
<b>GRAND TOTAL</b>			<b>15,11,99,800.00</b>





*J. B. Sardesai & Associates*  
Chartered Accountants

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FORM-5

See Rule 4 (2)

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)  
CHARTERED ACCOUNTANT'S CERTIFICATE

Goa RERA Registration Number: PRGO06211337

S. No.	Particulars	Amount In 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)	11,58,03,608/-
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)	Nil
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (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	1574.03 Sq. Mt. 15,11,99,800/-
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	15,11,99,800/-
5	Amount to be deposited in Designated Account – 70% or 100%	10,58,39,860/-

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 **SJ Constructions** ( name of the company/promoter) and is based on the records and documents produced before me and explanation provided to me by the management of the Company.

(Signature and Stamp/Seal of the Signatory CA)

Name of the Signatory:

Membership No.:

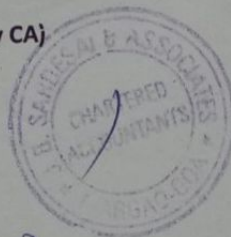
Date: 23/11/2021

Place: Margao Goa

Full address:

Contact No.: 9822 488909

Email: jbsardesai@gmail.com



For J.B. Sardesai & Associates,  
Chartered Accountants  
FRN: 109274W

(C.A. J.B. Sardesai) Prop.  
Meb. No. 033177

J.B. Sardesai & Associates  
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