



U S MISHRA AND ASSOCIATES

CHARTERED ACCOUNTANTS

CA. Udal Mishra

M.com, FCA, DISA, ERM
FAFD, ISO Lead Auditor

Date: 27th January, 2025

FORM 4
(See Rule 5 (1) (a) (ii))

CHARTERED ACCOUNTANT'S CERTIFICATE
(For Registration of a Project and subsequent withdrawal of money)

Cost of Real Estate Project Goa RERA Registration Number: PRGO05242234.

TABLE A - Estimated Cost of the Project (at the time of Registration of Project)

Sr No	Particulars	Estimated	Incurred
1 (i)	Land Cost		
a.	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)	43,61,10,498	43,61,10,498
b.	Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.		
c.	Estimated Acquisition cost of TDR (if any)		
d.	Estimated Amounts payable to State Government/UT Administration or competent authority or any other statutory authority of the state or Central Government, towards stamp duty, transfer charges, registration fees etc; and	3,94,13,704	3,94,13,704
e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
f.	Under Rehabilitation Scheme		
i.	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer		
ii.	Estimated 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, overheads cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.		
iii.	Estimated 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.		
iv.	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.		
	Sub Total of Land Cost	47,55,24,202	47,55,24,202

1 (ii)	Development Cost / Cost of Construction of Building:		
a.	(i) Estimated Cost of Construction as certified by Engineer	86,17,94,785	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by CA)		2,73,84,828
	(iii) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance cost, consumables etc.	44,61,83,731	12,45,73,480
	(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.	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	-	-
c.	Interest payable to financial institutions, scheduled banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	21,49,98,294	2,15,98,636
	Sub Total of Development Cost	1,52,29,76,811	17,35,56,944
2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	1,99,85,01,013	
3	Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		64,90,81,146
4	% Completion of Construction work (as per Project Architects Certificate)		
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		32.48%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		64,90,81,146
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		56,76,02,000
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		8,14,79,146

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 Accountants

Firm Registration No.: 153188W



Proprietor

Membership No.: 123339

UDIN: 25123339BMIOJF4180



Place: Mumbai

Date: 27/1/ 2025

Note:

- 1) The Expression “incurred” would mean amount of product or service received, creating 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 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 though project cost, should not be borne from the amount that is required to be deposited in the designated separate account.

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

Sr No.	Plot No	Carpet Area (Sq Mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount as on 31.12.2024	Balance Receivables
1	B-100	161	77,98,518	-	77,98,518
2	B-107	116	56,18,808	18,20,755	37,98,053
3	B-118	116	56,18,808	13,62,682	42,56,126
4	B-119	116	56,18,808	23,95,780	32,23,028
5	B-123	116	56,18,808	20,78,770	35,40,038
6	B-147	143	69,26,634	17,00,788	52,25,846
7	B-148	116	56,18,808	23,36,719	32,82,089
8	B-150	116	56,18,808	38,34,005	17,84,803
9	B-185	116	56,18,808	22,96,102	33,22,706
10	B-191	143	69,26,634	15,82,818	53,43,816
11	B-193	116	56,18,808	13,00,997	43,17,811
12	B-258	143	69,26,634	28,08,485	41,18,149
13	B-259	226	1,09,46,988	76,45,856	33,01,132
14	B-260	225	1,08,98,550	36,85,825	72,12,725
15	B-262	130	62,96,940	27,20,373	35,76,567
16	B-263	143	69,26,634	31,24,826	38,01,808
17	B-266	172	83,31,336	18,90,979	64,40,357
18	B-273	172	83,31,336	15,17,896	68,13,440
19	B-276	143	69,26,634	20,12,430	49,14,204
20	B-278	105	50,85,990	21,51,563	29,34,427
21	B-283	143	69,26,634	6,07,811	63,18,823
22	B-294	172	83,31,336	33,17,249	50,14,087

23	B-296	172	83,31,336	-	83,31,336
24	B-299	143	69,26,634	22,08,867	47,17,767
25	B-301	143	69,26,634	29,17,774	40,08,860
26	B-303	143	69,26,634	32,76,287	36,50,347
27	B-304	186	90,09,468	45,14,307	44,95,161
28	B-305	186	90,09,468	-	90,09,468
29	B-307	143	69,26,634	63,54,142	5,72,492
30	B-312	172	83,31,336	37,19,463	46,11,873
31	B-316	172	83,31,336	34,94,569	48,36,767
32	B-317	172	83,31,336	36,99,896	46,31,440
33	B-321	172	83,31,336	71,00,620	12,30,716
34	B-322	172	83,31,336	36,52,732	46,78,604
35	B-325	143	69,26,634	60,000	68,66,634
36	B-326	143	69,26,634	16,52,615	52,74,019
37	B-329	186	90,09,468	41,40,102	48,69,366
38	B-330	143	69,26,634	28,15,400	41,11,234
39	B-337	172	83,31,336	34,58,286	48,73,050
40	B-340	172	83,31,336	37,93,248	45,38,088
41	B-342	172	83,31,336	69,53,032	13,78,304
42	B-343	172	83,31,336	32,76,877	50,54,459
43	B-344	172	83,31,336	34,35,786	48,95,550
44	B-345	172	83,31,336	37,97,152	45,34,184
45	B-347	143	69,26,634	29,42,721	39,83,913
46	B-349	143	69,26,634	29,20,058	40,06,576
47	B-352	186	90,09,468	38,29,713	51,79,755
48	B-367	177	85,73,526	19,41,797	66,31,729
49	B-368	225	1,08,98,550	53,14,239	55,84,311
50	B-382	143	69,26,634	-	69,26,634
51	B-393	143	69,26,634	23,26,314	46,00,320
52	B-394	172	83,31,336	33,57,324	49,74,012
53	B-395	186	90,09,468	40,38,917	49,70,551
54	B-398	143	69,26,634	28,50,949	40,75,685
55	B-399	143	69,26,634	30,47,392	38,79,242
56	B-403	143	69,26,634	-	69,26,634
57	B-409	143	69,26,634	39,66,035	29,60,599
58	B-417	143	69,26,634	29,32,807	39,93,827
59	B-418	143	69,26,634	29,20,423	40,06,211
60	B-420	143	69,26,634	28,47,690	40,78,944
61	B-421	143	69,26,634	16,46,884	52,79,750
62	B-423	190	92,03,220	41,85,527	50,17,693
63	B-425	143	69,26,634	29,67,862	39,58,772
64	B-429	172	83,31,336	32,97,367	50,33,969
65	B-432	174	84,28,212	19,08,733	65,19,479
66	B-483	146	70,71,948	24,47,828	46,24,120
67	B-486	143	69,26,634	28,60,273	40,66,361
68	B-487	166	80,40,708	32,48,912	47,91,796
69	B-488	143	69,26,634	29,77,564	39,49,070
70	B-489	143	69,26,634	29,66,830	39,59,804



71	B-494	143	69,26,634	15,89,015	53,37,619
72	B-496	143	69,26,634	29,54,589	39,72,045
73	B-497	143	69,26,634	21,82,062	47,44,572
74	B-499	143	69,26,634	29,54,117	39,72,517
75	B-510	143	69,26,634	33,35,429	35,91,205
76	B-512	143	69,26,634	27,41,231	41,85,403
77	B-521	172	83,31,336	19,66,535	63,64,801
78	B-522	143	69,26,634	29,39,270	39,87,364
79	B-528	176	85,25,088	16,17,945	69,07,143
80	B-535	143	69,26,634	27,76,187	41,50,447
81	B-536	172	83,31,336	35,31,527	47,99,809
82	B-547	143	69,26,634	15,82,818	53,43,816
83	B-551	172	83,31,336	63,78,358	19,52,978
84	B-552	172	83,31,336	35,48,926	47,82,410
85	B-565	143	69,26,634	28,41,297	40,85,337
86	B-566	143	69,26,634	19,99,495	49,27,139
87	B-567	172	83,31,336	28,11,549	55,19,787
88	B-568	172	83,31,336	37,79,276	45,52,060
89	B-574	143	69,26,634	28,37,710	40,88,924
90	B-575	144	69,75,072	29,48,670	40,26,402
91	B-599	143	69,26,634	28,60,399	40,66,235
92	B-600	143	69,26,634	15,82,819	53,43,815
93	B-603	143	69,26,634	31,76,291	37,50,343
94	B-604	172	83,31,336	27,75,351	55,55,985
95	B-605	172	83,31,336	19,71,198	63,60,138
96	B-606	143	69,26,634	28,31,795	40,94,839
97	B-607	143	69,26,634	29,18,541	40,08,093
98	B-608	143	69,26,634	15,76,200	53,50,434
99	B-610	143	69,26,634	30,58,999	38,67,635
100	B-612	165	79,92,270	26,95,978	52,96,292
101	B-619	143	69,26,634	29,71,312	39,55,322
102	B-620	172	83,31,336	28,73,792	54,57,544
103	B-621	172	83,31,336	35,97,328	47,34,008
104	B-629	174	84,28,212	35,67,296	48,60,916
105	B-640	191	92,51,658	-	92,51,658
106	B-645	143	69,26,634	29,64,317	39,62,317
107	B-647	225	1,08,98,550	-	1,08,98,550
108	B-649	186	90,09,468	39,82,453	50,27,015
109	B-651	180	87,18,840	38,82,000	48,36,840
110	B-654	228	1,10,43,864	-	1,10,43,864
111	B-669	171	82,82,898	34,72,309	48,10,589
112	B-670	186	90,09,468	38,32,052	51,77,416
113	B-677	116	56,18,808	17,74,882	38,43,926
114	B-678	143	69,26,634	29,57,710	39,68,924
115	B-693	186	90,09,468	23,61,548	66,47,920
116	B-694	186	90,09,468	41,04,598	49,04,870
117	B-696	186	90,09,468	42,11,194	47,98,274
118	B-701	172	83,31,336	34,28,227	49,03,109



119	B-702	172	83,31,336	33,93,869	49,37,467
120	B-703	172	83,31,336	33,93,869	49,37,467
121	B-704	172	83,31,336	33,53,952	49,77,384
122	B-709	143	69,26,634	16,96,970	52,29,664
123	B-711	143	69,26,634	17,61,199	51,65,435
124	B-716	172	83,31,336	34,34,432	48,96,904
125	B-741	173	83,79,774	36,73,688	47,06,086
126	B-751	190	92,03,220	37,58,184	54,45,036
127	B-756	143	69,26,634	22,08,864	47,17,770
128	B-757	143	69,26,634	28,54,106	40,72,528
129	B-760	173	83,79,774	34,76,030	49,03,744
130	B-01	143	69,26,634	15,98,333	53,28,301
131	B-03	116	56,18,808	22,87,259	33,31,549
132	B-04	116	56,18,808	23,61,406	32,57,402
133	B-05	143	69,26,634	35,89,700	33,36,934
134	B-06	143	69,26,634	30,87,772	38,38,862
135	B-10	143	69,26,634	54,86,838	14,39,796
136	B-11	143	69,26,634	32,35,529	36,91,105
137	B-12	116	56,18,808	23,01,465	33,17,343
138	B-14	116	56,18,808	24,19,854	31,98,954
139	B-15	143	69,26,634	34,27,134	34,99,500
140	B-17	116	56,18,808	18,57,532	37,61,276
141	B-20	143	69,26,634	54,57,990	14,68,644
142	B-25	116	56,18,808	23,14,715	33,04,093
143	B-27	116	56,18,808	25,72,804	30,46,004
144	B-28	116	56,18,808	12,72,100	43,46,708
145	B-38	116	56,18,808	18,23,614	37,95,194
146	B-40	116	56,18,808	23,52,685	32,66,123
147	B-44	161	77,98,518	32,84,609	45,13,909
148	B-50	116	56,18,808	24,34,054	31,84,754
149	B-55	116	56,18,808	13,33,244	42,85,564
150	B-56	161	77,98,518	18,60,281	59,38,237
151	B-57	161	77,98,518	19,10,530	58,87,988
152	B-58	116	56,18,808	13,33,244	42,85,564
153	B-62	116	56,18,808	18,95,112	37,23,696
154	B-63	116	56,18,808	13,25,000	42,93,808
155	B-64	116	56,18,808	16,05,143	40,13,665
156	B-66	116	56,18,808	22,96,621	33,22,187
157	B-67	116	56,18,808	24,51,079	31,67,729
158	B-69	143	69,26,634	27,20,760	42,05,874
159	B-70	116	56,18,808	23,89,322	32,29,486
160	B-71	116	56,18,808	24,70,523	31,48,285
161	B-72	116	56,18,808	24,70,523	31,48,285
162	B-73	143	69,26,634	16,54,060	52,72,574
163	B-74	143	69,26,634	23,63,540	45,63,094
164	B-75	116	56,18,808	24,29,562	31,89,246
165	B-76	116	56,18,808	18,31,980	37,86,828
166	B-77	116	56,18,808	13,19,911	42,98,897



167	B-78	143	69,26,634	16,90,579	52,36,055
168	B-80	116	56,18,808	40,69,573	15,49,235
169	B-81	116	56,18,808	23,19,192	32,99,616
170	B-83	143	69,26,634	29,43,908	39,82,726
171	B-84	143	69,26,634	29,24,170	40,02,464
172	B-85	116	56,18,808	24,54,802	31,64,006
173	B-86	116	56,18,808	24,41,507	31,77,301
174	B-87	116	56,18,808	23,50,713	32,68,095
175	B-88	143	69,26,634	29,04,949	40,21,685
176	B-90	116	56,18,808	23,04,403	33,14,405
177	B-91	116	56,18,808	22,42,263	33,76,545
178	B-93	116	56,18,808	24,01,177	32,17,631
179	B-94	116	56,18,808	24,67,146	31,51,662
180	B-95	116	56,18,808	20,20,575	35,98,233
181	B-101	161	77,98,518	68,73,397	9,25,121
182	B-103	116	56,18,808	12,88,472	43,30,336
183	B-104	116	56,18,808	12,71,234	43,47,574
184	B-112	161	77,98,518	7,42,027	70,56,491
185	B-121	116	56,18,808	23,89,751	32,29,057
186	B-124	161	77,98,518	39,47,598	38,50,920
187	B-125	161	77,98,518	39,47,598	38,50,920
188	B-126	116	56,18,808	18,82,348	37,36,460
189	B-129	116	56,18,808	23,19,638	32,99,170
190	B-130	116	56,18,808	24,09,385	32,09,424
191	B-131	116	56,18,808	24,15,555	32,03,253
192	B-132	116	56,18,808	22,20,280	33,98,528
193	B-133	116	56,18,808	13,56,506	42,62,302
194	B-137	143	69,26,634	16,29,220	52,97,414
195	B-141	143	69,26,634	51,86,506	17,40,128
196	B-142	143	69,26,634	28,44,507	40,82,127
197	B-145	116	56,18,808	12,62,467	43,56,341
198	B-146	143	69,26,634	28,54,106	40,72,528
199	B-151	143	69,26,634	29,43,171	39,83,463
200	B-152	143	69,26,634	16,39,446	52,87,188
201	B-156	143	69,26,634	16,89,160	52,37,474
202	B-161	116	56,18,808	1,45,000	54,73,808
203	B-162	116	56,18,808	5,19,781	50,99,027
204	B-163	116	56,18,808	20,19,566	35,99,242
205	B-164	116	56,18,808	23,18,468	33,00,340
206	B-167	116	56,18,808	27,68,061	28,50,747
207	B-170	143	69,26,634	36,11,984	33,14,650
208	B-180	143	69,26,634	25,08,310	44,18,324
209	B-186	116	56,18,808	22,90,412	33,28,396
210	B-188	145	70,23,510	25,79,520	44,43,990
211	B-189	145	70,23,510	26,99,536	43,23,974
212	B-190	199	96,39,162	27,92,594	68,46,568
213	B-198	131	63,45,378	6,03,026	57,42,352
214	B-204	183	88,64,154	36,39,700	52,24,454



215	B-208	145	70,23,510	67,87,805	2,35,705
216	B-210	143	69,26,634	18,85,613	50,41,021
217	B-211	143	69,26,634	34,30,700	34,95,934
218	B-212	143	69,26,634	16,36,911	52,89,723
219	B-213	172	83,31,336	34,94,943	48,36,393
220	B-214	172	83,31,336	19,76,188	63,55,148
221	B-215	172	83,31,336	34,14,816	49,16,520
222	B-252	142	68,78,196	57,86,584	10,91,612
223	B-257	167	80,89,146	18,03,422	62,85,724
224	B-265	172	83,31,336	7,60,640	75,70,696
225	B-271	172	83,31,336	53,45,086	29,86,250
226	B-274	172	83,31,336	20,41,545	62,89,791
227	B-282	143	69,26,634	67,31,749	1,94,885
228	B-286	143	69,26,634	27,21,003	42,05,631
229	B-291	172	83,31,336	35,73,503	47,57,833
230	B-295	172	83,31,336	35,55,754	47,75,582
231	B-297	172	83,31,336	73,77,007	9,54,329
232	B-298	172	83,31,336	28,85,749	54,45,587
233	B-302	143	69,26,634	28,31,654	40,94,980
234	B-306	143	69,26,634	67,53,112	1,73,522
235	B-311	172	83,31,336	26,69,349	56,61,987
236	B-315	172	83,31,336	34,88,534	48,42,802
237	B-318	172	83,31,336	77,70,715	5,60,621
238	B-319	172	83,31,336	34,42,174	48,89,162
239	B-336	172	83,31,336	33,52,283	49,79,053
240	B-348	143	69,26,634	30,20,084	39,06,550
241	B-351	143	69,26,634	18,17,870	51,08,764
242	B-353	225	1,08,98,550	44,57,906	64,40,644
243	B-357	172	83,31,336	37,08,782	46,22,554
244	B-364	225	1,08,98,550	70,26,355	38,72,195
245	B-365	225	1,08,98,550	16,84,721	92,13,829
246	B-379	172	83,31,336	73,12,680	10,18,656
247	B-381	143	69,26,634	22,70,275	46,56,359
248	B-383	143	69,26,634	22,21,027	47,05,607
249	B-385	143	69,26,634	-	69,26,634
250	B-400	143	69,26,634	28,54,106	40,72,528
251	B-404	183	88,64,154	37,39,842	51,24,312
252	B-414	186	90,09,468	79,20,909	10,88,559
253	B-415	172	83,31,336	34,28,227	49,03,109
254	B-419	143	69,26,634	28,48,779	40,77,855
255	B-424	143	69,26,634	29,56,217	39,70,417
256	B-427	143	69,26,634	27,48,690	41,77,944
257	B-439	190	92,03,220	36,92,483	55,10,737
258	B-441	110	53,28,180	28,35,239	24,92,941
259	B-469	142	68,78,196	13,15,289	55,62,907
260	B-482	176	85,25,088	38,98,172	46,26,916
261	B-485	143	69,26,634	28,24,255	41,02,379
262	B-493	143	69,26,634	27,34,513	41,92,121



263	B-498	143	69,26,634	29,14,183	40,12,451
264	B-500	143	69,26,634	6,54,987	62,71,647
265	B-501	143	69,26,634	28,31,795	40,94,839
266	B-507	143	69,26,634	29,93,733	39,32,901
267	B-515	143	69,26,634	33,16,037	36,10,597
268	B-516	143	69,26,634	11,87,261	57,39,373
269	B-519	143	69,26,634	-	69,26,634
270	B-523	143	69,26,634	6,20,464	63,06,170
271	B-525	143	69,26,634	29,58,739	39,67,895
272	B-530	143	69,26,634	63,33,180	5,93,454
273	B-532	143	69,26,634	29,11,186	40,15,448
274	B-533	143	69,26,634	16,22,900	53,03,734
275	B-534	143	69,26,634	27,51,390	41,75,244
276	B-537	172	83,31,336	34,95,284	48,36,052
277	B-554	143	69,26,634	56,63,592	12,63,042
278	B-555	143	69,26,634	21,88,614	47,38,020
279	B-559	176	85,25,088	82,09,497	3,15,591
280	B-563	143	69,26,634	6,22,995	63,03,639
281	B-569	143	69,26,634	29,69,254	39,57,380
282	B-570	143	69,26,634	29,24,820	40,01,814
283	B-585	187	90,57,906	27,70,771	62,87,135
284	B-597	144	69,75,072	29,83,624	39,91,448
285	B-598	143	69,26,634	28,31,796	40,94,838
286	B-602	143	69,26,634	22,18,399	47,08,235
287	B-609	143	69,26,634	20,45,525	48,81,109
288	B-611	143	69,26,634	16,26,995	52,99,639
289	B-614	125	60,54,750	44,91,963	15,62,787
290	B-616	143	69,26,634	15,72,244	53,54,390
291	B-618	143	69,26,634	22,15,717	47,10,917
292	B-635	231	1,11,89,178	47,02,325	64,86,853
293	B-636	284	1,37,56,392	57,76,278	79,80,114
294	B-637	225	1,08,98,550	42,65,520	66,33,030
295	B-638	143	69,26,634	15,58,166	53,68,468
296	B-641	186	90,09,468	57,00,151	33,09,317
297	B-644	143	69,26,634	64,91,219	4,35,415
298	B-648	191	92,51,658	84,53,029	7,98,629
299	B-650	172	83,31,336	37,31,486	45,99,850
300	B-652	228	1,10,43,864	46,13,851	64,30,013
301	B-655	224	1,08,50,112	48,09,203	60,40,909
302	B-661	200	96,87,600	24,15,642	72,71,958
303	B-664	238	1,15,28,244	26,55,472	88,72,772
304	B-675	173	83,79,774	21,35,360	62,44,414
305	B-676	116	56,18,808	21,83,684	34,35,124
306	B-679	183	88,64,154	38,24,227	50,39,927
307	B-682	172	83,31,336	19,68,116	63,63,220
308	B-684	172	83,31,336	-	83,31,336
309	B-691	186	90,09,468	40,51,976	49,57,492
310	B-692	186	90,09,468	39,56,772	50,52,697



311	B-695	186	90,09,468	8,95,522	81,13,946
312	B-699	172	83,31,336	57,77,172	25,54,164
313	B-700	172	83,31,336	22,35,152	60,96,184
314	B-710	143	69,26,634	29,63,674	39,62,960
315	B-713	177	85,73,526	7,73,651	77,99,875
316	B-714	233	1,12,86,054	47,55,693	65,30,361
317	B-721	173	83,79,774	48,14,055	35,65,719
318	B-722	173	83,79,774	37,10,425	46,69,349
319	B-726	143	69,26,634	15,76,453	53,50,181
320	B-727	143	69,26,634	16,29,504	52,97,130
321	B-731	181	87,67,278	63,55,173	24,12,105
322	B-735	143	69,26,634	17,01,698	52,24,936
323	B-736	143	69,26,634	31,87,702	37,38,932
324	B-740	173	83,79,774	42,62,288	41,17,486
325	B-754	143	69,26,634	29,45,991	39,80,643
326	B-755	143	69,26,634	21,62,272	47,64,362
327	B-758	143	69,26,634	24,36,261	44,90,373
328	B-759	143	69,26,634	29,43,051	39,83,583
329	B-02	116	56,18,808	23,98,035	32,20,773
330	B-18	116	56,18,808	23,29,306	32,89,502
331	B-21	161	77,98,518	32,71,590	45,26,928
332	B-23	116	56,18,808	12,74,860	43,43,948
333	B-24	116	56,18,808	12,87,659	43,31,149
334	B-26	116	56,18,808	1,45,000	54,73,808
335	B-32	161	77,98,518	7,51,855	70,46,663
336	B-33	161	77,98,518	11,51,601	66,46,917
337	B-39	116	56,18,808	23,40,652	32,78,156
338	B-42	116	56,18,808	13,12,129	43,06,679
339	B-43	116	56,18,808	22,93,441	33,25,367
340	B-45	161	77,98,518	18,49,055	59,49,463
341	B-65	116	56,18,808	17,88,788	38,30,020
342	B-82	116	56,18,808	22,92,266	33,26,542
343	B-89	161	77,98,518	18,11,640	59,86,878
344	B-97	116	56,18,808	24,76,790	31,42,018
345	B-98	116	56,18,808	99,000	55,19,808
346	B-106	116	56,18,808	6,76,490	49,42,318
347	B-111	116	56,18,808	13,34,929	42,83,879
348	B-128	116	56,18,808	5,19,621	50,99,187
349	B-136	161	77,98,518	32,65,989	45,32,529
350	B-144	116	56,18,808	1,45,000	54,73,808
351	B-154	116	56,18,808	13,30,416	42,88,392
352	B-165	116	56,18,808	12,81,164	43,37,644
353	B-168	153	74,11,014	17,55,909	56,55,105
354	B-173	116	56,18,808	12,67,483	43,51,325
355	B-174	116	56,18,808	20,20,143	35,98,665
356	B-179	143	69,26,634	26,71,104	42,55,530
357	B-192	116	56,18,808	5,05,143	51,13,665
358	B-199	186	90,09,468	39,60,552	50,48,916



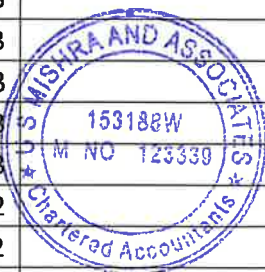
359	B-203	116	56,18,808	-	56,18,808
360	B-206	157	76,04,766	7,10,969	68,93,797
361	B-209	190	92,03,220	22,56,302	69,46,918
362	B-216	172	83,31,336	1,45,000	81,86,336
363	B-217	173	83,79,774	1,45,000	82,34,774
364	B-256	172	83,31,336	74,04,978	9,26,358
365	B-261	116	56,18,808	4,78,444	51,40,364
366	B-269	172	83,31,336	74,53,209	8,78,127
367	B-275	172	83,31,336	36,10,079	47,21,257
368	B-277	143	69,26,634	21,88,605	47,38,029
369	B-280	119	57,64,122	12,25,119	45,39,003
370	B-284	143	69,26,634	25,39,446	43,87,188
371	B-285	143	69,26,634	28,47,626	40,79,008
372	B-288	172	83,31,336	15,81,126	67,50,210
373	B-289	172	83,31,336	17,69,554	65,61,782
374	B-293	172	83,31,336	76,76,158	6,55,178
375	B-300	143	69,26,634	28,22,832	41,03,802
376	B-323	143	69,26,634	23,46,185	45,80,449
377	B-324	143	69,26,634	28,47,686	40,78,948
378	B-327	143	69,26,634	16,04,128	53,22,506
379	B-328	186	90,09,468	1,45,000	88,64,468
380	B-333	143	69,26,634	29,79,083	39,47,551
381	B-335	172	83,31,336	35,84,762	47,46,574
382	B-346	172	83,31,336	35,34,309	47,97,027
383	B-350	143	69,26,634	29,20,058	40,06,576
384	B-355	172	83,31,336	-	83,31,336
385	B-360	143	69,26,634	21,70,163	47,56,471
386	B-361	143	69,26,634	15,97,723	53,28,911
387	B-380	143	69,26,634	24,39,475	44,87,159
388	B-384	143	69,26,634	16,02,498	53,24,136
389	B-388	143	69,26,634	28,53,834	40,72,800
390	B-391	143	69,26,634	8,11,066	61,15,568
391	B-392	143	69,26,634	6,37,536	62,89,098
392	B-397	172	83,31,336	74,23,994	9,07,342
393	B-401	143	69,26,634	6,29,288	62,97,346
394	B-405	183	88,64,154	38,83,215	49,80,939
395	B-410	143	69,26,634	30,13,508	39,13,126
396	B-416	143	69,26,634	-	69,26,634
397	B-422	183	88,64,154	7,92,420	80,71,734
398	B-431	173	83,79,774	34,43,777	49,35,997
399	B-437	172	83,31,336	33,71,162	49,60,174
400	B-470	142	68,78,196	-	68,78,196
401	B-477	172	83,31,336	35,94,661	47,36,675
402	B-492	142	68,78,196	19,27,454	49,50,742
403	B-495	143	69,26,634	29,54,589	39,72,045
404	B-502	163	78,95,394	-	78,95,394
405	B-503	163	78,95,394	50,38,605	28,56,789
406	B-508	143	69,26,634	28,06,684	41,19,950



407	B-511	143	69,26,634	8,54,504	60,72,130
408	B-514	229	1,10,92,302	45,000	1,10,47,302
409	B-517	143	69,26,634	11,93,405	57,33,229
410	B-520	172	83,31,336	28,00,364	55,30,972
411	B-526	143	69,26,634	1,45,000	67,81,634
412	B-531	143	69,26,634	16,39,446	52,87,188
413	B-549	143	69,26,634	7,32,735	61,93,899
414	B-561	143	69,26,634	50,31,268	18,95,366
415	B-564	143	69,26,634	22,52,327	46,74,307
416	B-576	143	69,26,634	-	69,26,634
417	B-595	142	68,78,196	28,13,065	40,65,131
418	B-596	143	69,26,634	16,47,469	52,79,165
419	B-601	143	69,26,634	15,89,088	53,37,546
420	B-646	172	83,31,336	33,59,790	49,71,546
421	B-653	291	1,40,95,458	-	1,40,95,458
422	B-660	113	54,73,494	2,90,000	51,83,494
423	B-674	152	73,62,576	-	73,62,576
424	B-681	172	83,31,336	19,30,273	64,01,063
425	B-683	172	83,31,336	18,73,086	64,58,250
426	B-687	144	69,75,072	16,57,906	53,17,166
427	B-706	173	83,79,774	37,20,335	46,59,439
428	B-708	143	69,26,634	7,12,150	62,14,484
429	B-712	172	83,31,336	13,33,862	69,97,474
430	B-717	143	69,26,634	33,26,129	36,00,505
431	B-729	186	90,09,468	-	90,09,468
432	B-744	143	69,26,634	29,36,012	39,90,622
433	B-745	143	69,26,634	29,78,387	39,48,247
434	B-752	172	83,31,336	35,69,144	47,62,192
435	B-22	116	56,18,808	9,04,097	47,14,711
436	B-31	116	56,18,808	5,54,148	50,64,660
437	B-35	116	56,18,808	23,40,976	32,77,832
438	B-37	116	56,18,808	13,29,892	42,88,916
439	B-41	116	56,18,808	12,29,860	43,88,948
440	B-46	116	56,18,808	13,29,892	42,88,916
441	B-47	116	56,18,808	13,29,892	42,88,916
442	B-49	116	56,18,808	13,21,829	42,96,979
443	B-92	116	56,18,808	12,67,129	43,51,679
444	B-96	116	56,18,808	90,000	55,28,808
445	B-99	116	56,18,808	9,21,086	46,97,722
446	B-108	116	56,18,808	5,18,543	51,00,265
447	B-109	116	56,18,808	5,78,778	50,40,030
448	B-113	161	77,98,518	7,56,826	70,41,692
449	B-122	116	56,18,808	6,96,029	49,22,779
450	B-127	116	56,18,808	24,03,322	32,15,486
451	B-134	116	56,18,808	13,89,182	42,29,626
452	B-135	116	56,18,808	5,47,946	50,70,862
453	B-143	116	56,18,808	5,23,446	50,95,362
454	B-149	116	56,18,808	13,19,000	42,99,808



455	B-155	116	56,18,808	5,10,604	51,08,204
456	B-160	116	56,18,808	10,46,888	45,71,920
457	B-166	116	56,18,808	13,37,796	42,81,012
458	B-171	116	56,18,808	1,45,000	54,73,808
459	B-172	116	56,18,808	1,45,000	54,73,808
460	B-183	116	56,18,808	4,01,000	52,17,808
461	B-187	116	56,18,808	5,23,444	50,95,364
462	B-195	116	56,18,808	1,45,000	54,73,808
463	B-200	116	56,18,808	23,64,555	32,54,253
464	B-202	116	56,18,808	5,06,194	51,12,614
465	B-207	169	81,86,022	7,64,732	74,21,290
466	B-220	172	83,31,336	7,74,454	75,56,882
467	B-221	172	83,31,336	7,74,454	75,56,882
468	B-223	143	69,26,634	13,15,000	56,11,634
469	B-224	143	69,26,634	5,88,266	63,38,368
470	B-225	143	69,26,634	17,09,948	52,16,686
471	B-226	143	69,26,634	15,51,809	53,74,825
472	B-290	172	83,31,336	2,45,000	80,86,336
473	B-309	143	69,26,634	7,18,521	62,08,113
474	B-313	172	83,31,336	8,65,833	74,65,503
475	B-339	172	83,31,336	8,48,542	74,82,794
476	B-356	172	83,31,336	60,71,798	22,59,538
477	B-359	172	83,31,336	20,22,037	63,09,299
478	B-386	183	88,64,154	14,47,445	74,16,709
479	B-387	183	88,64,154	21,07,484	67,56,670
480	B-389	143	69,26,634	15,65,212	53,61,422
481	B-402	143	69,26,634	7,26,852	61,99,782
482	B-426	143	69,26,634	1,45,000	67,81,634
483	B-428	143	69,26,634	15,26,747	53,99,887
484	B-473	142	68,78,196	16,19,134	52,59,062
485	B-484	143	69,26,634	6,29,719	62,96,915
486	B-491	172	83,31,336	6,22,594	77,08,742
487	B-524	143	69,26,634	1,45,000	67,81,634
488	B-527	143	69,26,634	46,97,663	22,28,971
489	B-542	238	1,15,28,244	10,50,883	1,04,77,361
490	B-543	162	78,46,956	7,45,000	71,01,956
491	B-546	143	69,26,634	7,09,504	62,17,130
492	B-548	143	69,26,634	32,61,249	36,65,385
493	B-556	143	69,26,634	13,06,918	56,19,716
494	B-557	143	69,26,634	7,19,344	62,07,290
495	B-562	143	69,26,634	20,89,294	48,37,340
496	B-572	143	69,26,634	1,45,000	67,81,634
497	B-581	143	69,26,634	1,45,000	67,81,634
498	B-584	172	83,31,336	7,15,992	76,15,344
499	B-594	142	68,78,196	7,09,716	61,68,480
500	B-617	143	69,26,634	1,95,000	67,31,634
501	B-628	134	64,90,692	15,25,178	49,65,514
502	B-656	200	96,87,600	40,90,513	55,97,087



503	B-685	164	79,43,832	26,77,311	52,66,521
504	B-686	167	80,89,146	18,66,156	62,22,990
505	B-705	186	90,09,468	8,05,830	82,03,638
506	B-707	143	69,26,634	47,57,767	21,68,867
507	B-715	172	83,31,336	35,27,688	48,03,648
508	B-723	143	69,26,634	26,92,931	42,33,703
509	B-724	143	69,26,634	7,21,951	62,04,683
510	B-728	143	69,26,634	21,28,364	47,98,270
511	B-730	235	1,13,82,930	46,17,578	67,65,352
512	B-742	143	69,26,634	22,42,750	46,83,884
513	B-746	143	69,26,634	20,32,981	48,93,653
514	B-748	143	69,26,634	1,45,000	67,81,634
515	B-749	172	83,31,336	34,98,853	48,32,483
516	B-750	190	92,03,220	21,58,186	70,45,034
517	B-753	143	69,26,634	7,65,160	61,61,474
518	B-157	143	69,26,634	26,71,104	42,55,530
519	B-158	116	56,18,808	26,71,104	29,47,704
520	B-169	201	97,36,038	36,11,984	61,24,054
521	B-178	116	56,18,808	26,71,104	29,47,704
522	B-264	172	83,31,336	36,10,079	47,21,257
523	B-267	172	83,31,336	74,53,209	8,78,127
524	B-268	172	83,31,336	74,53,209	8,78,127

		78,810	3,81,73,98,780	1,31,11,50,462	2,50,62,48,318
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Unsold Inventory:

SN	Plot No	Area (in sqm)	Amount as per ASP
1	B-07	116	56,18,808
2	B-08	116	56,18,808
3	B-09	116	56,18,808
4	B-13	116	56,18,808
5	B-16	143	69,26,634
6	B-19	116	56,18,808
7	B-29	116	56,18,808
8	B-30	116	56,18,808
9	B-34	116	56,18,808
10	B-36	116	56,18,808
11	B-48	116	56,18,808
12	B-51	116	56,18,808
13	B-52	116	56,18,808
14	B-53	116	56,18,808



15	B-54	116	56,18,808
16	B-59	116	56,18,808
17	B-60	116	56,18,808
18	B-61	116	56,18,808
19	B-68	161	77,98,518
20	B-79	143	69,26,634
21	B-102	116	56,18,808
22	B-105	116	56,18,808
23	B-110	116	56,18,808
24	B-114	116	56,18,808
25	B-115	116	56,18,808
26	B-116	116	56,18,808
27	B-117	116	56,18,808
28	B-120	116	56,18,808
29	B-138	116	56,18,808
30	B-139	116	56,18,808
31	B-140	116	56,18,808
32	B-153	116	56,18,808
33	B-159	116	56,18,808
34	B-175	116	56,18,808
35	B-176	116	56,18,808
36	B-177	116	56,18,808
37	B-181	116	56,18,808
38	B-182	116	56,18,808
39	B-184	116	56,18,808
40	B-194	116	56,18,808
41	B-196	116	56,18,808
42	B-197	116	56,18,808
43	B-201	116	56,18,808
44	B-205	149	72,17,262
45	B-218	173	83,79,774
46	B-219	172	83,31,336
47	B-222	172	83,31,336
48	B-227	210	1,01,71,980
49	B-228	231	1,11,89,178
50	B-229	186	90,09,468
51	B-230	186	90,09,468
52	B-231	231	1,11,89,178
53	B-232	186	90,09,468
54	B-233	186	90,09,468
55	B-234	186	90,09,468
56	B-235	186	90,09,468
57	B-236	186	90,09,468
58	B-237	186	90,09,468
59	B-238	186	90,09,468
60	B-239	186	90,09,468
61	B-240	186	90,09,468
62	B-241	186	90,09,468



63	B-242	186	90,09,468
64	B-243	186	90,09,468
65	B-244	186	90,09,468
66	B-245	186	90,09,468
67	B-246	186	90,09,468
68	B-247	186	90,09,468
69	B-248	186	90,09,468
70	B-249	186	90,09,468
71	B-250	186	90,09,468
72	B-251	144	69,75,072
73	B-253	172	83,31,336
74	B-254	172	83,31,336
75	B-255	172	83,31,336
76	B-270	172	83,31,336
77	B-272	172	83,31,336
78	B-279	168	81,37,584
79	B-281	186	90,09,468
80	B-287	172	83,31,336
81	B-292	172	83,31,336
82	B-308	143	69,26,634
83	B-310	143	69,26,634
84	B-314	172	83,31,336
85	B-320	172	83,31,336
86	B-331	143	69,26,634
87	B-332	143	69,26,634
88	B-334	143	69,26,634
89	B-338	172	83,31,336
90	B-341	172	83,31,336
91	B-354	172	83,31,336
92	B-358	172	83,31,336
93	B-363	225	1,08,98,550
94	B-366	239	1,15,76,682
95	B-369	183	88,64,154
96	B-370	143	69,26,634
97	B-371	143	69,26,634
98	B-372	143	69,26,634
99	B-373	143	69,26,634
100	B-374	143	69,26,634
101	B-375	143	69,26,634
102	B-376	172	83,31,336
103	B-377	186	90,09,468
104	B-378	186	90,09,468
105	B-390	143	69,26,634
106	B-396	186	90,09,468
107	B-406	143	69,26,634
108	B-407	143	69,26,634
109	B-408	143	69,26,634
110	B-411	143	69,26,634



111	B-412	172	83,31,336
112	B-413	186	90,09,468
113	B-430	172	83,31,336
114	B-433	227	1,09,95,426
115	B-434	186	90,09,468
116	B-435	176	85,25,088
117	B-436	172	83,31,336
118	B-438	172	83,31,336
119	B-440	127	61,51,626
120	B-443	172	83,31,336
121	B-444	172	83,31,336
122	B-445	172	83,31,336
123	B-446	172	83,31,336
124	B-447	172	83,31,336
125	B-448	172	83,31,336
126	B-449	305	1,47,73,590
127	B-450	316	1,53,06,408
128	B-451	143	69,26,634
129	B-452	143	69,26,634
130	B-453	143	69,26,634
131	B-454	143	69,26,634
132	B-455	143	69,26,634
133	B-456	143	69,26,634
134	B-457	143	69,26,634
135	B-458	143	69,26,634
136	B-459	143	69,26,634
137	B-460	143	69,26,634
138	B-461	143	69,26,634
139	B-462	143	69,26,634
140	B-463	143	69,26,634
141	B-464	143	69,26,634
142	B-465	161	77,98,518
143	B-466	187	90,57,906
144	B-467	134	64,90,692
145	B-468	143	69,26,634
146	B-471	143	69,26,634
147	B-472	143	69,26,634
148	B-474	126	61,03,188
149	B-475	125	60,54,750
150	B-476	166	80,40,708
151	B-478	186	90,09,468
152	B-479	172	83,31,336
153	B-480	172	83,31,336
154	B-481	172	83,31,336
155	B-490	241	1,16,73,558
156	B-504	143	69,26,634
157	B-505	143	69,26,634
158	B-506	143	69,26,634



159	B-509	143	69,26,634
160	B-513	143	69,26,634
161	B-518	143	69,26,634
162	B-529	176	85,25,088
163	B-538	143	69,26,634
164	B-539	143	69,26,634
165	B-540	143	69,26,634
166	B-541	143	69,26,634
167	B-544	144	69,75,072
168	B-545	143	69,26,634
169	B-550	143	69,26,634
170	B-553	143	69,26,634
171	B-558	143	69,26,634
172	B-560	176	85,25,088
173	B-571	143	69,26,634
174	B-573	143	69,26,634
175	B-577	142	68,78,196
176	B-578	142	68,78,196
177	B-579	143	69,26,634
178	B-580	143	69,26,634
179	B-582	143	69,26,634
180	B-583	125	60,54,750
181	B-586	143	69,26,634
182	B-587	144	69,75,072
183	B-588	146	70,71,948
184	B-589	146	70,71,948
185	B-590	173	83,79,774
186	B-591	225	1,08,98,550
187	B-592	128	62,00,064
188	B-593	128	62,00,064
189	B-613	165	79,92,270
190	B-615	134	64,90,692
191	B-622	143	69,26,634
192	B-623	143	69,26,634
193	B-624	143	69,26,634
194	B-625	143	69,26,634
195	B-626	138	66,84,444
196	B-627	133	64,42,254
197	B-630	172	83,31,336
198	B-631	172	83,31,336
199	B-632	128	62,00,064
200	B-633	128	62,00,064
201	B-634	172	83,31,336
202	B-639	149	72,17,262
203	B-642	172	83,31,336
204	B-643	172	83,31,336
205	B-657	149	72,17,262
206	B-658	172	83,31,336



207	B-659	143	69,26,634
208	B-662	172	83,31,336
209	B-663	172	83,31,336
210	B-665	186	90,09,468
211	B-666	172	83,31,336
212	B-667	172	83,31,336
213	B-668	172	83,31,336
214	B-671	116	56,18,808
215	B-672	116	56,18,808
216	B-673	116	56,18,808
217	B-680	225	1,08,98,550
218	B-688	186	90,09,468
219	B-689	199	96,39,162
220	B-690	267	1,29,32,946
221	B-697	228	1,10,43,864
222	B-698	117	56,67,246
223	B-718	143	69,26,634
224	B-719	143	69,26,634
225	B-720	143	69,26,634
226	B-725	143	69,26,634
227	B-732	172	83,31,336
228	B-733	143	69,26,634
229	B-734	143	69,26,634
230	B-737	143	69,26,634
231	B-738	143	69,26,634
232	B-739	143	69,26,634
233	B-743	143	69,26,634
234	B-747	143	69,26,634
		36,333	1,75,98,97,854

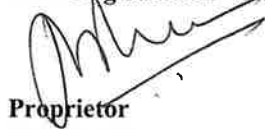
Note:

The unsold inventory is valued at estimated Average Selling Price (ASP) as provided by the Promoters.

For U S MISHRA AND ASSOCIATES.

Chartered Accountants

Firm Registration No.: 153188W



Proprietor

Membership No.: 123339

UDIN: 25123339BMIOJF4180



Place: Mumbai

Date: 27/01/ 2025



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 (To be Applied)

This certificate is being issued for RERA compliance for the **"One Goa – Phase 2"** having Goa RERA Registration Number **PRGO05242234** 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)	1,34,94,19,866
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)	2,50,62,48,318
3	(i) Balance Unsold area (Sqm) (to be certified by Management and to be verified by CA from the records and books of accounts)	36,333
	(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	1,75,98,97,854
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	4,26,61,46,172
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.: - 25123339BMIOJG3993

Place: Mumbai

Date: 27.01.2025



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