



FORM -6

[See Section 4(2)(1)D]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
AMBIENCE REAL ESTATE DEVELOPERS
S-11, BELA VISTA, CHICALIM SOUTH GOA, GOA

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Ambience Real Estate Developers, hereinafter referred to as the "Promoter", for the Financial period from 01/04/2019 to 31/03/2020 with respect to the Project bearing Goa RERA Regn. Number PRG011180475

- 1 This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with The Goa Real Estate (Regulation and Development) Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- 2 We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which is our opinion are necessary for the purpose of this certificate.
- 3 We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of the Promoter for the financial period from 01/04/2019 to 31/03/2020 and hereby certify that:
 - (i) The Promoter has/have completed 55 percent (as specified by the Architect Arminio Ribeiro Santana vide certificate dated 15/04/2023) of the project titled Primavera bearing Goa RERA Regn No PRG011180475 located at Gogol, Salcete Goa.
 - (ii) Amount collected during the period in question for this project is Rs 4,08,80,625/- (excluding GST and other taxes) and amount collected till date is Rs 8,87,85,125/- (excluding GST and other taxes)
 - (iii) Amount withdrawn during the period in question for this project is Rs 4,08,80,625/- and amount withdrawn till date is Rs 8,87,85,125/-
- 4 Based on the assurances given to us by the promoter and on verification of the documents made available to us we certify that the Promoter has/have utilized the amounts collected for Prima Vera Ferreira Gardens project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

For M/s E.M. Sequeira & Co.,
Chartered Accountants,
FRN 112114W


(Elson M. Sequeira)

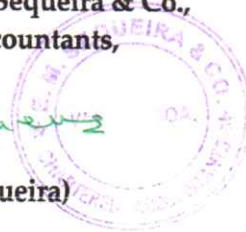
Proprietor

M.No 43503

UDIN:23043503BGROWZ5715

Place: Vasco da Gama, Goa

Date: 20th May 2023





FORM 4

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

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

PROJECT : PRIMAVERA FERREIRA GARDENS (RESIDENTIAL)

Cost of Real Estate Project Goa RERA Registration Number PRG011180475

Position as on 31-03-2020

Sr. No.		Particulars		Amount (Rs.)	
				Estimated	Incurred
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		Nil Note: As per management the owners of the land are to be paid in kind.	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 ascertained by Registered Valuer (Incase due to inheritance, gift or otherwise, is not required to incur any cost towards acquisition of ownership or title to land)			N/A
	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			N/A
	c.	Acquisition cost of TDR (if any)		N/A	N/A



		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			As per agreement with flat allottees after completion of the project by the Promoter, all such amounts are payable by the flat Allottees
		f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.			N/A
		g.	Under Rehabilitation scheme:			N/A
			(i) Estimated 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,			-
			(iv) 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.			
		Sub-Total of LAND COST	...1(i)	Nil	Nil
	ii	<u>Development Cost / Cost of Construction:</u>			
	a.	(i) Estimated Cost of Construction as certified by Engineer		22,60,35,000 Refer Note 1	
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA			12,36,24000
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)			
		(iil) 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, consumables etc. excluding cost of construction as per (i) or (ii) above			Nil
		(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,			18,76,000/-



		charges, premiums, interest etc to any statutory Authority.			
		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;			The promoter has not availed specific project funding
		Sub-Total of Development Cost	...1(ii)	22,60,35,000	12,55,00,000
2		Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column		22,60,35,000	
3		Total Cost Incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column			12,55,00,000
4		% completion of Construction Work (as per Project Architect's Certificate)			55% Refer Note 2
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)			55.52%
6		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)			12,55,00,000
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement			8,87,85,125
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate			3,67,14,875



Notes:

- 1) The said figure of Rs 22,60,35,000/- is based on the certificate dated 27th February 2018 issued by K.A. Sahakari and Associates, Consulting Engineer .
- 2) The percentage is based on the certificated dated 15th April 2023 issued by ARCH Arminio Ribeiro Santana.

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for Mr. John Soares, Proprietor of Ambience Real Estate Developers, S-11, Bela Vista 1, Chicalim Goa 403711. and is based on the records and documents produced before us and explanations provided to us by the management of the Proprietary firm.

For E.M. Sequeira and Co.,
Chartered Accountants
FRN 112114W



Elson M. Sequeira

Proprietor

M no 043503

UDIN: 23043503BGR0WW5929

Date: 20th May 2023

Place : Vasco da Gama, Goa





FORM 5

See Rule 4 (2)

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

CHARTERED ACCOUNTANT'S CERTIFICATE

Goa RERA Registration Number PRG011180475

Position as on 31-03-2020

Sr. 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)	10,05,35,000/-	
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)	3,78,84,875/-	
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	1952.55 Refer Note 1 13,79,57,500/- Refer Note 2	Sq. Mt.
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	17,58,42,375/-	
5	Amount to be deposited in Designated Account - 70% to 100%	12,30,89,662/-	

Notes: 1) Balance unsold area is as certified by management. The books of accounts do not disclose the unsold areas.

2) Only the arithmetical accuracy is checked by us.

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



This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for Mr. John Soares, Proprietor of Ambience Real Estate Developers, S-11, Bela Vista 1 Chicalim Goa 403711 and is based on the records and documents produced before us and explanations provided to us by the management of the proprietary Firm.

For E.M. Sequeira and Co.,
Chartered Accountants
FRN 112114W



Elson M. Sequeira

Proprietor

M no 043503

UDIN: 23043503BGR0WW5929

Date: 20th May 2023

Place : Vasco da Gama, Goa



Annexure A

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

Sold Inventory

Sr. No	Premises No	Carpet Area (in Sq. Mtrs.)	Unit consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	G-6	33.31	6000000	4683000	1317000
2	G-7	33.31	6950000	6101500	848500
3	G-8	30.24	5000000	3995000	1005000
4	G-11	33.26	4200000	3662000	538000
5	G-12	36.66	5500000	4361000	1139000
6	G-13	36.66	5500000	4031000	1469000
7	F-5	30.28	3000000	2374000	626000
8	F-8	30.28	4700000	3465000	1235000
9	F-11	28.82	2500000	1715500	784500
10	F-12	31.71	2300000	1622500	677500
11	F-14	33.63	2500000	1917000	583000
12	204	84.3	5400000	4045000	1355000
13	205	60.42	4600000	3108500	1491500
14	210	83.99	4900000	3412000	1488000
15	211	112.76	7100000	4861000	2239000
16	303	84.08	5000000	2008500	2991500
17	308	71.89	5200000	2420750	2779250
18	402	81.64	4500000	3741000	759000
19	403	84.19	4800000	3165000	1635000
20	404	84.3	5000000	2361875	2638125
21	407	71.89	4820000	3623000	1197000
22	411	112.76	7300000	6300000	1000000
23	502	81.64	4900000	3671000	1229000
24	503	84.19	6000000	4220000	1780000
25	506	49.18	4000000	600000	3400000
26	507	71.89	5000000	3320000	1680000
	Total	1658.92	12,66,70,000	88785125	37884875



(Unsold Inventory Valuation)

Ready Reckoner Rate on the date of issuance of Certificate of the Residential premises :

Shops @ Rs 1,50,000/- and flats @ Rs 50,000/- per sq meters

Sr. No.	Flat No.	Carpet Area (in sq. ms.)	Unit Consideration as per Ready Reckoner Rate (ASR)
1	Flat	1549.25	7,74,62,500/-
2	Shop	403.30	6,04,95,000/-
Total		1952.55	13,79,57.500/-

