



FORM 4

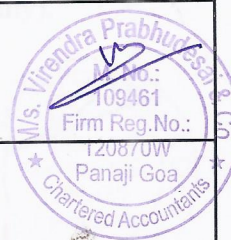
(See Rule 5 (1) (a) (ii))

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

Project: 21 ARMANDO PEREIRA

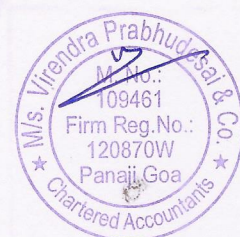
Cost of Real Estate Project Goa RERA Registration Number PRG006221687

Sr. No		Particulars	Amounts (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	1,41,96,460.00	1,41,96,460.00
		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 fess etc; and	-	-
	f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	g.	Under Rehabilitation Scheme:	NA	NA
		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 accomadation or rent in lieu of Transit Accomodation, 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 COST1(i)....	1,41,96,460.00	1,41,96,460.00

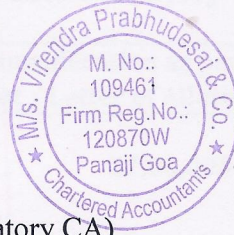
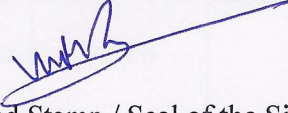


ii.	Development Cost / Cost of Construction:		
a.	i) Estimated Cost of Construction as certified by Engineer	7,07,04,850.00	-
	ii) Actual Cost of Construction incurred as per the books of accounts as verified by the CA		44,89,063.00
	Note: (for adding the total cost of construction incurred, Minimum 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 machineries and equipment including its hire and maintenance costs, consumables etc. excluding cost of construction as per (i) or (ii) above	Included in ii(a)(i)	-
	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.	51,68,000.00	3,73,665.00
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		2,98,256.00
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;		-
	Sub - Total of DEVELOPMENT COST1(ii)....	7,58,72,850.00	51,60,984.00
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii) of Estimated Column]	9,00,69,310.00	1,93,57,444.00
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii) of Incurred Column]	-	1,93,57,444.00
4	% completion of Construction Work (as per Project Architect's Certificate)		7.00%
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		21.49%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of Cost incurred (Sr. number 2 * Sr. number 5)		1,93,57,444.00
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		-
8	Net amount which can be withdrawn from the Designated Bank Account under this Certificate		1,93,57,444.00

(Rupees One Crore Ninety Three Lakhs Fifty Seven Thousand Four Hundred and Fourty Four only).



This certificate is being issued for compliance under Real Estate (Regulation and Development) Act 2016 for **SHARAYU GLOBAL** and is based on the records and documents produced before me and explanations provided to me by the management of the Firm



(Signature and Stamp / Seal of the Signatory CA)

For M/s Virendra Prabhudesai & Co.

Chartered Accountants

Name of the Signatory: Virendra Prabhudesai

Address : 611, Shiv Tower, Patto Plaza, Panaji-Goa, 403001.

Firm Reg. No.120870W

Membership No. 109461

UDIN: 23109461BGUQLS1663

Contact No.: 9822486813

E-mail : viren_goa@yahoo.co.in

Date : 15.05.2023.

Place : Panaji-Goa.

Annexure A

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

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq. mtr)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount (Rs)	Balance Receivable (Rs)
1	B - 002	28.70	37,00,000.00	28,33,879.00	8,66,121.00
					-
					-
					-
Total			37,00,000.00	28,33,879.00	8,66,121.00

(Unsold Inventory Valuation)

Ready Racknor Rate or Rate as ascertained by a registered vluer on the date of
Issuance of Certificate of the Residential / Commewrcial Premises

Sr. No.	Flat No.	Carpet Area (in sq. mtr)	Unit Consideration as per Ready Racknor Rates (ASR) or as ascertained by a registered valuer on the date of issuance of Certificate
Block A			
1	A - 001	17.26	24,00,000.00
2	A - 002	17.66	24,00,000.00
3	A - 003	17.26	24,00,000.00
4	A - 101	17.26	24,00,000.00
5	A - 102	17.66	24,00,000.00
6	A - 103	17.26	24,00,000.00
7	A - 201	17.26	24,00,000.00
8	A - 202	17.66	24,00,000.00
9	A - 203	17.26	24,00,000.00
10	A - 301	17.26	24,00,000.00
11	A - 302	17.66	24,00,000.00
12	A - 303	17.26	24,00,000.00
Block B			
13	B - 001	29.22	35,00,000.00
14	B - 003	30.10	35,00,000.00
15	B - 004	28.70	35,00,000.00
16	B - 005	28.70	35,00,000.00
17	B - 006	29.22	35,00,000.00
18	B - 101	29.22	35,00,000.00
19	B - 102	28.70	35,00,000.00
20	B - 103	30.10	35,00,000.00
21	B - 104	28.70	35,00,000.00
22	B - 105	28.70	35,00,000.00
23	B - 106	29.22	35,00,000.00
24	B - 201	29.22	35,00,000.00
25	B - 202	28.70	35,00,000.00
26	B - 203	30.10	35,00,000.00
27	B - 204	28.70	35,00,000.00
28	B - 205	28.70	35,00,000.00
29	B - 206	29.22	35,00,000.00
30	B - 301	29.22	35,00,000.00
31	B - 302	28.70	35,00,000.00
32	B - 303	30.10	35,00,000.00
33	B - 304	28.70	35,00,000.00
34	B - 305	28.70	35,00,000.00
35	B - 306	29.22	35,00,000.00
Total			10,93,00,000.00

