



U S MISHRA AND ASSOCIATES

CHARTERED ACCOUNTANTS

CA. Udal Mishra

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

Date: 23rd April, 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
	Development Cost / Cost of Construction of Building:		
	(i) Estimated Cost of Construction as certified by Engineer	27,42,37,435	
	(ii) Actual Cost of construction incurred as per the books of accounts as certified by CA)		27,42,37,435

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	(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	14,62,81,475
	(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	7,75,70,281
	Sub Total of Development Cost	1,52,29,76,810	49,80,89,191
2	Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of Estimated Column	1,99,85,01,012	
3	Total Cost incurred of the Real Estate Project [1(i)+1(ii)] of Incurred Column		97,36,13,393
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 %)		48.72%
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		97,36,13,393
7	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		84,90,81,000
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		12,45,32,393

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:25123339BMIOMC1188

Place: Mumbai

Date: 23/04/ 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.	Flat No	Carpet Area (Sq Mts)	Unit Consideration as per Agr. /Letter of Allotment	Due Received	Balance Receivables
1	B-107	116	56,18,808	18,20,755	37,98,053
2	B-118	116	56,18,808	18,61,771	37,57,037
3	B-119	116	56,18,808	36,71,680	19,47,128
4	B-123	116	56,18,808	32,29,268	23,89,540
5	B-147	143	69,26,634	23,98,113	45,28,521
6	B-148	116	56,18,808	23,36,719	32,82,089
7	B-150	116	56,18,808	38,34,005	17,84,803
8	B-185	116	56,18,808	35,71,714	20,47,094
9	B-191	143	69,26,634	15,82,818	53,43,816
10	B-193	116	56,18,808	13,00,997	43,17,811
11	B-258	143	69,26,634	37,44,746	31,81,888
12	B-259	226	1,09,46,988	76,45,856	33,01,132
13	B-260	225	1,08,98,550	47,31,345	61,67,205
14	B-262	130	62,96,940	42,38,523	20,58,417
15	B-263	143	69,26,634	47,97,046	21,29,588
16	B-266	172	83,31,336	18,90,979	64,40,357
17	B-273	172	83,31,336	15,17,896	68,13,440
18	B-276	143	69,26,634	22,22,430	47,04,204
19	B-278	105	50,85,990	28,38,202	22,47,788
20	B-283	143	69,26,634	6,07,811	63,18,823
21	B-294	172	83,31,336	33,17,249	50,14,087
22	B-299	143	69,26,634	35,51,296	33,75,338
23	B-301	143	69,26,634	44,66,491	24,60,143
24	B-303	143	69,26,634	42,76,287	26,50,347
25	B-304	186	90,09,468	57,14,307	32,95,161
26	B-307	143	69,26,634	63,54,142	5,72,492
27	B-312	172	83,31,336	57,10,998	26,20,338
28	B-316	172	83,31,336	54,36,104	28,95,232
29	B-317	172	83,31,336	56,66,431	26,64,905
30	B-321	172	83,31,336	83,31,336	-
31	B-322	172	83,31,336	48,75,006	34,56,330
32	B-325	143	69,26,634	10,33,521	58,93,113
33	B-326	143	69,26,634	16,52,615	52,74,019

34	B-329	186	90,09,468	63,42,909	26,66,559
35	B-330	143	69,26,634	43,88,620	25,38,014
36	B-337	172	83,31,336	45,39,670	37,91,666
37	B-340	172	83,31,336	58,14,368	25,16,968
38	B-342	172	83,31,336	83,31,336	-
39	B-343	172	83,31,336	50,79,161	32,52,175
40	B-344	172	83,31,336	53,25,468	30,05,868
41	B-345	172	83,31,336	54,45,699	28,85,637
42	B-347	143	69,26,634	45,15,740	24,10,894
43	B-349	143	69,26,634	38,49,288	30,77,346
44	B-352	186	90,09,468	59,71,563	30,37,905
45	B-367	177	85,73,526	27,18,515	58,55,011
46	B-368	225	1,08,98,550	78,53,788	30,44,762
47	B-393	143	69,26,634	45,44,712	23,81,922
48	B-394	172	83,31,336	52,22,504	31,08,832
49	B-395	186	90,09,468	62,82,760	27,26,708
50	B-398	143	69,26,634	39,11,265	30,15,369
51	B-399	143	69,26,634	46,70,112	22,56,522
52	B-409	143	69,26,634	46,01,679	23,24,955
53	B-417	143	69,26,634	45,02,758	24,23,876
54	B-418	143	69,26,634	44,84,056	24,42,578
55	B-420	143	69,26,634	37,91,655	31,34,979
56	B-421	143	69,26,634	16,46,884	52,79,750
57	B-423	190	92,03,220	64,30,927	27,72,293
58	B-425	143	69,26,634	29,67,862	39,58,772
59	B-429	172	83,31,336	44,05,272	39,26,064
60	B-432	174	84,28,212	26,72,226	57,55,986
61	B-483	146	70,71,948	48,08,621	22,63,327
62	B-486	143	69,26,634	44,33,493	24,93,141
63	B-487	166	80,40,708	50,23,605	30,17,103
64	B-488	143	69,26,634	45,34,893	23,91,741
65	B-489	143	69,26,634	45,55,940	23,70,694
66	B-494	143	69,26,634	15,89,015	53,37,619
67	B-496	143	69,26,634	45,21,418	24,05,216
68	B-497	143	69,26,634	27,91,562	41,35,072
69	B-499	143	69,26,634	45,27,336	23,99,298
70	B-510	143	69,26,634	49,15,005	20,11,629
71	B-512	143	69,26,634	42,64,137	26,62,497
72	B-521	172	83,31,336	19,66,535	63,64,801
73	B-522	143	69,26,634	44,83,885	24,42,749
74	B-528	176	85,25,088	35,59,610	49,65,478
75	B-535	143	69,26,634	43,18,513	26,08,121
76	B-536	172	83,31,336	54,62,419	28,68,917
77	B-547	143	69,26,634	15,82,818	53,43,816
78	B-551	172	83,31,336	83,31,336	-
79	B-552	172	83,31,336	55,20,546	28,10,790
80	B-565	143	69,26,634	44,14,517	25,12,117
81	B-566	143	69,26,634	19,99,495	49,27,139

82	B-567	172	83,31,336	54,67,866	28,63,470
83	B-568	172	83,31,336	57,75,646	25,55,690
84	B-574	143	69,26,634	43,98,217	25,28,417
85	B-575	144	69,75,072	45,95,188	23,79,884
86	B-599	143	69,26,634	44,49,509	24,77,125
87	B-600	143	69,26,634	15,82,819	53,43,815
88	B-603	143	69,26,634	31,76,291	37,50,343
89	B-604	172	83,31,336	35,55,974	47,75,362
90	B-605	172	83,31,336	25,71,198	57,60,138
91	B-606	143	69,26,634	33,31,795	35,94,839
92	B-607	143	69,26,634	44,85,371	24,41,263
93	B-608	143	69,26,634	15,76,200	53,50,434
94	B-610	143	69,26,634	43,75,770	25,50,864
95	B-612	165	79,92,270	26,95,978	52,96,292
96	B-619	143	69,26,634	45,51,957	23,74,677
97	B-620	172	83,31,336	56,26,851	27,04,485
98	B-621	172	83,31,336	54,94,698	28,36,638
99	B-629	174	84,28,212	55,29,418	28,98,794
100	B-645	143	69,26,634	29,64,317	39,62,317
101	B-649	186	90,09,468	53,07,827	37,01,641
102	B-651	180	87,18,840	38,82,000	48,36,840
103	B-669	171	82,82,898	54,53,309	28,29,589
104	B-670	186	90,09,468	59,36,050	30,73,418
105	B-677	116	56,18,808	22,76,920	33,41,888
106	B-678	143	69,26,634	45,37,285	23,89,349
107	B-693	186	90,09,468	54,28,152	35,81,316
108	B-694	186	90,09,468	41,04,598	49,04,870
109	B-696	186	90,09,468	64,61,251	25,48,217
110	B-701	172	83,31,336	53,36,997	29,94,339
111	B-702	172	83,31,336	52,83,551	30,47,785
112	B-703	172	83,31,336	52,83,551	30,47,785
113	B-704	172	83,31,336	44,62,928	38,68,408
114	B-709	143	69,26,634	16,96,970	52,29,664
115	B-711	143	69,26,634	37,58,131	31,68,503
116	B-716	172	83,31,336	53,31,802	29,99,534
117	B-741	173	83,79,774	57,19,126	26,60,648
118	B-751	190	92,03,220	68,46,346	23,56,874
119	B-756	143	69,26,634	22,08,864	47,17,770
120	B-757	143	69,26,634	44,11,370	25,15,264
121	B-760	173	83,79,774	53,87,846	29,91,928
122	B-01	143	69,26,634	15,98,333	53,28,301
123	B-03	116	56,18,808	35,57,958	20,60,850
124	B-04	116	56,18,808	29,23,002	26,95,806
125	B-05	143	69,26,634	52,86,670	16,39,964
126	B-06	143	69,26,634	47,22,867	22,03,767
127	B-10	143	69,26,634	69,26,634	-
128	B-11	143	69,26,634	49,57,001	19,69,633
129	B-12	116	56,18,808	35,97,722	20,21,086

130	B-14	116	56,18,808	31,75,769	24,43,039
131	B-15	143	69,26,634	50,40,525	18,86,109
132	B-17	116	56,18,808	18,57,532	37,61,276
133	B-20	143	69,26,634	69,26,634	-
134	B-25	116	56,18,808	35,90,616	20,28,192
135	B-27	116	56,18,808	34,03,564	22,15,244
136	B-28	116	56,18,808	22,89,780	33,29,028
137	B-38	116	56,18,808	22,03,614	34,15,194
138	B-40	116	56,18,808	23,52,685	32,66,123
139	B-44	161	77,98,518	32,84,609	45,13,909
140	B-50	116	56,18,808	37,16,889	19,01,919
141	B-55	116	56,18,808	31,99,786	24,19,022
142	B-56	161	77,98,518	24,10,497	53,88,021
143	B-57	161	77,98,518	19,10,530	58,87,988
144	B-58	116	56,18,808	31,99,786	24,19,022
145	B-62	116	56,18,808	26,20,112	29,98,696
146	B-63	116	56,18,808	23,85,800	32,33,008
147	B-64	116	56,18,808	28,55,143	27,63,665
148	B-66	116	56,18,808	35,72,522	20,46,286
149	B-67	116	56,18,808	37,63,618	18,55,190
150	B-69	143	69,26,634	41,84,340	27,42,294
151	B-70	116	56,18,808	36,61,727	19,57,081
152	B-71	116	56,18,808	37,47,173	18,71,635
153	B-72	116	56,18,808	37,47,173	18,71,635
154	B-73	143	69,26,634	16,54,060	52,72,574
155	B-74	143	69,26,634	39,48,448	29,78,186
156	B-75	116	56,18,808	36,89,712	19,29,096
157	B-76	116	56,18,808	31,32,094	24,86,714
158	B-77	116	56,18,808	36,95,752	19,23,056
159	B-78	143	69,26,634	47,33,620	21,93,014
160	B-80	116	56,18,808	40,69,573	15,49,235
161	B-81	116	56,18,808	30,84,559	25,34,249
162	B-83	143	69,26,634	29,43,908	39,82,726
163	B-84	143	69,26,634	45,12,409	24,14,225
164	B-85	116	56,18,808	37,68,049	18,50,759
165	B-86	116	56,18,808	37,41,622	18,77,186
166	B-87	116	56,18,808	36,63,961	19,54,847
167	B-88	143	69,26,634	45,18,809	24,07,825
168	B-90	116	56,18,808	30,74,248	25,44,560
169	B-91	116	56,18,808	34,87,965	21,30,843
170	B-93	116	56,18,808	36,89,674	19,29,134
171	B-94	116	56,18,808	32,84,488	23,34,320
172	B-95	116	56,18,808	42,69,452	13,49,356
173	B-101	161	77,98,518	68,73,397	9,25,121
174	B-103	116	56,18,808	17,98,707	38,20,101
175	B-104	116	56,18,808	19,65,073	36,53,735
176	B-112	161	77,98,518	7,42,027	70,56,491
177	B-121	116	56,18,808	36,45,022	19,73,786

178	B-124	161	77,98,518	50,59,919	27,38,599
179	B-125	161	77,98,518	39,47,598	38,50,920
180	B-126	116	56,18,808	36,91,398	19,27,410
181	B-129	116	56,18,808	35,95,539	20,23,269
182	B-130	116	56,18,808	37,34,497	18,84,312
183	B-131	116	56,18,808	37,55,954	18,62,854
184	B-132	116	56,18,808	37,84,650	18,34,158
185	B-133	116	56,18,808	13,56,506	42,62,302
186	B-137	143	69,26,634	37,82,823	31,43,811
187	B-141	143	69,26,634	69,26,634	-
188	B-142	143	69,26,634	41,33,617	27,93,017
189	B-145	116	56,18,808	17,64,391	38,54,417
190	B-146	143	69,26,634	28,54,106	40,72,528
191	B-151	143	69,26,634	45,88,175	23,38,459
192	B-152	143	69,26,634	25,74,412	43,52,222
193	B-156	143	69,26,634	30,27,027	38,99,607
194	B-161	116	56,18,808	1,45,000	54,73,808
195	B-162	116	56,18,808	5,19,781	50,99,027
196	B-163	116	56,18,808	20,19,566	35,99,242
197	B-164	116	56,18,808	37,36,137	18,82,671
198	B-167	116	56,18,808	38,15,425	18,03,383
199	B-170	143	69,26,634	69,26,634	-
200	B-180	143	69,26,634	45,60,898	23,65,736
201	B-186	116	56,18,808	22,90,412	33,28,396
202	B-188	145	70,23,510	44,94,814	25,28,696
203	B-189	145	70,23,510	47,03,942	23,19,568
204	B-190	199	96,39,162	27,92,594	68,46,568
205	B-198	131	63,45,378	6,03,026	57,42,352
206	B-204	183	88,64,154	48,41,700	40,22,454
207	B-208	145	70,23,510	67,87,805	2,35,705
208	B-210	143	69,26,634	23,35,613	45,91,021
209	B-211	143	69,26,634	34,30,700	34,95,934
210	B-212	143	69,26,634	44,46,432	24,80,202
211	B-213	172	83,31,336	42,71,557	40,59,779
212	B-214	172	83,31,336	19,76,188	63,55,148
213	B-215	172	83,31,336	53,36,936	29,94,400
214	B-252	142	68,78,196	68,78,196	-
215	B-257	167	80,89,146	18,03,422	62,85,724
216	B-265	172	83,31,336	7,60,640	75,70,696
217	B-271	172	83,31,336	68,72,254	14,59,082
218	B-274	172	83,31,336	20,41,545	62,89,791
219	B-282	143	69,26,634	69,26,634	-
220	B-286	143	69,26,634	39,31,888	29,94,746
221	B-291	172	83,31,336	47,11,925	36,19,411
222	B-295	172	83,31,336	54,72,289	28,59,047
223	B-297	172	83,31,336	83,31,336	-
224	B-298	172	83,31,336	28,85,749	54,45,587
225	B-302	143	69,26,634	39,27,620	29,99,014

226	B-306	143	69,26,634	69,26,634	-
227	B-311	172	83,31,336	26,69,349	56,61,987
228	B-315	172	83,31,336	34,88,534	48,42,802
229	B-318	172	83,31,336	77,70,715	5,60,621
230	B-319	172	83,31,336	53,60,605	29,70,731
231	B-336	172	83,31,336	33,52,283	49,79,053
232	B-348	143	69,26,634	43,14,559	26,12,075
233	B-351	143	69,26,634	23,56,779	45,69,855
234	B-353	225	1,08,98,550	69,03,527	39,95,023
235	B-357	172	83,31,336	52,63,437	30,67,899
236	B-364	225	1,08,98,550	90,13,866	18,84,684
237	B-365	225	1,08,98,550	16,84,721	92,13,829
238	B-379	172	83,31,336	83,31,336	-
239	B-381	143	69,26,634	28,93,008	40,33,626
240	B-383	143	69,26,634	34,71,027	34,55,607
241	B-400	143	69,26,634	44,11,371	25,15,263
242	B-404	183	88,64,154	67,43,610	21,20,544
243	B-414	186	90,09,468	90,09,468	-
244	B-415	172	83,31,336	53,25,544	30,05,792
245	B-419	143	69,26,634	44,15,607	25,11,027
246	B-424	143	69,26,634	42,72,988	26,53,646
247	B-427	143	69,26,634	32,37,642	36,88,992
248	B-439	190	92,03,220	36,92,483	55,10,737
249	B-441	110	53,28,180	35,69,849	17,58,331
250	B-469	142	68,78,196	13,15,289	55,62,907
251	B-482	176	85,25,088	38,98,172	46,26,916
252	B-485	143	69,26,634	28,24,255	41,02,379
253	B-493	143	69,26,634	27,34,513	41,92,121
254	B-498	143	69,26,634	44,87,403	24,39,231
255	B-500	143	69,26,634	6,54,987	62,71,647
256	B-501	143	69,26,634	37,75,726	31,50,908
257	B-507	143	69,26,634	45,66,953	23,59,681
258	B-515	143	69,26,634	49,51,131	19,75,503
259	B-516	143	69,26,634	11,87,261	57,39,373
260	B-523	143	69,26,634	6,20,464	63,06,170
261	B-525	143	69,26,634	45,31,959	23,94,675
262	B-530	143	69,26,634	69,26,634	-
263	B-532	143	69,26,634	41,94,989	27,31,645
264	B-533	143	69,26,634	16,22,900	53,03,734
265	B-534	143	69,26,634	43,29,940	25,96,694
266	B-537	172	83,31,336	54,17,654	29,13,682
267	B-554	143	69,26,634	69,26,634	-
268	B-555	143	69,26,634	21,88,614	47,38,020
269	B-559	176	85,25,088	85,25,088	-
270	B-563	143	69,26,634	6,22,995	63,03,639
271	B-569	143	69,26,634	42,86,025	26,40,609
272	B-570	143	69,26,634	44,85,419	24,41,215
273	B-585	187	90,57,906	35,52,293	55,05,613

274	B-597	144	69,75,072	39,83,624	29,91,448
275	B-598	143	69,26,634	28,31,796	40,94,838
276	B-602	143	69,26,634	22,18,399	47,08,235
277	B-609	143	69,26,634	26,29,960	42,96,674
278	B-611	143	69,26,634	16,26,995	52,99,639
279	B-614	125	60,54,750	57,80,531	2,74,219
280	B-616	143	69,26,634	15,72,244	53,54,390
281	B-618	143	69,26,634	28,42,448	40,84,186
282	B-635	231	1,11,89,178	72,47,283	39,41,895
283	B-636	284	1,37,56,392	89,67,891	47,88,501
284	B-637	225	1,08,98,550	42,65,520	66,33,030
285	B-638	143	69,26,634	28,09,654	41,16,980
286	B-641	186	90,09,468	73,12,480	16,96,988
287	B-644	143	69,26,634	69,26,634	-
288	B-648	191	92,51,658	92,51,658	-
289	B-650	172	83,31,336	57,10,521	26,20,815
290	B-652	228	1,10,43,864	71,20,828	39,23,036
291	B-655	224	1,08,50,112	67,52,315	40,97,797
292	B-661	200	96,87,600	24,15,642	72,71,958
293	B-664	238	1,15,28,244	26,55,472	88,72,772
294	B-675	173	83,79,774	21,35,360	62,44,414
295	B-676	116	56,18,808	21,83,684	34,35,124
296	B-679	183	88,64,154	44,64,074	44,00,080
297	B-682	172	83,31,336	28,86,336	54,45,000
298	B-691	186	90,09,468	62,99,012	27,10,456
299	B-692	186	90,09,468	52,78,604	37,30,865
300	B-695	186	90,09,468	8,95,522	81,13,946
301	B-699	172	83,31,336	83,31,336	-
302	B-700	172	83,31,336	55,16,268	28,15,068
303	B-710	143	69,26,634	45,52,784	23,73,850
304	B-713	177	85,73,526	7,73,651	77,99,875
305	B-714	233	1,12,86,054	73,71,919	39,14,135
306	B-721	173	83,79,774	62,99,890	20,79,884
307	B-722	173	83,79,774	57,14,873	26,64,901
308	B-726	143	69,26,634	30,42,960	38,83,674
309	B-727	143	69,26,634	16,29,504	52,97,130
310	B-731	181	87,67,278	71,50,229	16,17,049
311	B-735	143	69,26,634	17,01,698	52,24,936
312	B-736	143	69,26,634	45,90,305	23,36,329
313	B-740	173	83,79,774	54,48,560	29,31,214
314	B-754	143	69,26,634	42,62,762	26,63,872
315	B-755	143	69,26,634	26,62,272	42,64,362
316	B-758	143	69,26,634	57,71,306	11,55,328
317	B-759	143	69,26,634	42,46,654	26,79,980
318	B-02	116	56,18,808	34,66,178	21,52,630
319	B-18	116	56,18,808	23,29,306	32,89,502
320	B-21	161	77,98,518	50,70,965	27,27,553
321	B-23	116	56,18,808	12,74,860	43,43,948

322	B-24	116	56,18,808	12,87,659	43,31,149
323	B-26	116	56,18,808	1,45,000	54,73,808
324	B-32	161	77,98,518	18,83,518	59,15,000
325	B-33	161	77,98,518	22,83,264	55,15,254
326	B-39	116	56,18,808	36,60,960	19,57,848
327	B-42	116	56,18,808	13,12,129	43,06,679
328	B-43	116	56,18,808	33,46,555	22,72,253
329	B-45	161	77,98,518	33,28,299	44,70,219
330	B-65	116	56,18,808	17,88,788	38,30,020
331	B-82	116	56,18,808	35,37,873	20,80,935
332	B-89	161	77,98,518	18,11,640	59,86,878
333	B-97	116	56,18,808	45,17,770	11,01,038
334	B-98	116	56,18,808	99,000	55,19,808
335	B-106	116	56,18,808	6,76,490	49,42,318
336	B-111	116	56,18,808	13,34,929	42,83,879
337	B-128	116	56,18,808	23,61,914	32,56,894
338	B-136	161	77,98,518	46,83,722	31,14,796
339	B-144	116	56,18,808	1,45,000	54,73,808
340	B-154	116	56,18,808	23,88,359	32,30,449
341	B-165	116	56,18,808	23,18,628	33,00,180
342	B-168	153	74,11,014	17,55,909	56,55,105
343	B-173	116	56,18,808	22,71,331	33,47,477
344	B-174	116	56,18,808	20,20,143	35,98,665
345	B-179	143	69,26,634	69,26,634	-
346	B-192	116	56,18,808	5,05,143	51,13,665
347	B-199	186	90,09,468	39,60,552	50,48,916
348	B-206	157	76,04,766	27,82,832	48,21,934
349	B-209	190	92,03,220	22,56,302	69,46,918
350	B-216	172	83,31,336	1,45,000	81,86,336
351	B-217	173	83,79,774	1,45,000	82,34,774
352	B-256	172	83,31,336	83,31,336	-
353	B-261	116	56,18,808	4,78,444	51,40,364
354	B-269	172	83,31,336	74,53,209	8,78,127
355	B-275	172	83,31,336	83,31,336	-
356	B-277	143	69,26,634	28,13,921	41,12,713
357	B-280	119	57,64,122	12,25,119	45,39,003
358	B-284	143	69,26,634	42,72,988	26,53,646
359	B-285	143	69,26,634	37,91,558	31,35,076
360	B-288	172	83,31,336	15,81,126	67,50,210
361	B-289	172	83,31,336	19,55,174	63,76,162
362	B-293	172	83,31,336	76,76,158	6,55,178
363	B-300	143	69,26,634	37,59,095	31,67,539
364	B-323	143	69,26,634	23,46,185	45,80,449
365	B-324	143	69,26,634	37,91,618	31,35,016
366	B-327	143	69,26,634	41,90,761	27,35,873
367	B-328	186	90,09,468	18,60,763	71,48,705
368	B-333	143	69,26,634	29,79,083	39,47,551
369	B-335	172	83,31,336	55,56,382	27,74,954

370	B-346	172	83,31,336	54,78,179	28,53,157
371	B-350	143	69,26,634	29,20,058	40,06,576
372	B-360	143	69,26,634	21,70,163	47,56,471
373	B-361	143	69,26,634	15,97,723	53,28,911
374	B-380	143	69,26,634	37,56,246	31,70,388
375	B-384	143	69,26,634	16,02,498	53,24,136
376	B-388	143	69,26,634	41,22,204	28,04,430
377	B-391	143	69,26,634	8,11,066	61,15,568
378	B-392	143	69,26,634	6,37,536	62,89,098
379	B-397	172	83,31,336	74,23,994	9,07,342
380	B-401	143	69,26,634	6,29,288	62,97,346
381	B-405	183	88,64,154	47,46,150	41,18,004
382	B-410	143	69,26,634	30,13,508	39,13,126
383	B-422	183	88,64,154	52,02,754	36,61,400
384	B-431	173	83,79,774	53,72,027	30,07,747
385	B-437	172	83,31,336	33,71,162	49,60,174
386	B-477	172	83,31,336	51,85,219	31,46,117
387	B-492	142	68,78,196	29,21,601	39,56,595
388	B-495	143	69,26,634	45,37,244	23,89,390
389	B-503	163	78,95,394	50,38,605	28,56,789
390	B-508	143	69,26,634	28,06,684	41,19,950
391	B-511	143	69,26,634	15,85,654	53,40,980
392	B-514	229	1,10,92,302	45,000	1,10,47,302
393	B-517	143	69,26,634	11,93,405	57,33,229
394	B-520	172	83,31,336	28,00,364	55,30,972
395	B-526	143	69,26,634	14,58,487	54,68,147
396	B-531	143	69,26,634	16,39,446	52,87,188
397	B-549	143	69,26,634	23,71,130	45,55,504
398	B-561	143	69,26,634	50,31,268	18,95,366
399	B-564	143	69,26,634	22,52,327	46,74,307
400	B-595	142	68,78,196	43,60,093	25,18,103
401	B-596	143	69,26,634	39,57,469	29,69,165
402	B-601	143	69,26,634	15,89,088	53,37,546
403	B-646	172	83,31,336	52,25,672	31,05,664
404	B-660	113	54,73,494	13,78,397	40,95,097
405	B-681	172	83,31,336	34,65,127	48,66,209
406	B-683	172	83,31,336	35,53,086	47,78,250
407	B-687	144	69,75,072	42,84,028	26,91,044
408	B-706	173	83,79,774	53,77,463	30,02,311
409	B-708	143	69,26,634	14,46,027	54,80,607
410	B-712	172	83,31,336	29,24,420	54,06,916
411	B-717	143	69,26,634	46,49,334	22,77,300
412	B-744	143	69,26,634	29,36,012	39,90,622
413	B-745	143	69,26,634	42,81,990	26,44,644
414	B-752	172	83,31,336	35,69,144	47,62,192
415	B-22	116	56,18,808	12,04,097	44,14,711
416	B-31	116	56,18,808	32,52,935	23,65,873
417	B-35	116	56,18,808	33,81,410	22,37,398

418	B-37	116	56,18,808	34,44,816	21,73,992
419	B-41	116	56,18,808	12,29,860	43,88,948
420	B-46	116	56,18,808	23,98,035	32,20,773
421	B-47	116	56,18,808	18,98,035	37,20,773
422	B-49	116	56,18,808	28,33,830	27,84,978
423	B-92	116	56,18,808	12,67,129	43,51,679
424	B-96	116	56,18,808	90,000	55,28,808
425	B-99	116	56,18,808	9,21,086	46,97,722
426	B-108	116	56,18,808	23,88,543	32,30,265
427	B-109	116	56,18,808	5,78,778	50,40,030
428	B-113	161	77,98,518	49,99,946	27,98,572
429	B-122	116	56,18,808	13,04,083	43,14,725
430	B-127	116	56,18,808	34,60,783	21,58,025
431	B-134	116	56,18,808	19,07,044	37,11,764
432	B-135	116	56,18,808	5,47,946	50,70,862
433	B-143	116	56,18,808	6,23,446	49,95,362
434	B-149	116	56,18,808	13,19,000	42,99,808
435	B-155	116	56,18,808	15,42,128	40,76,680
436	B-160	116	56,18,808	10,46,888	45,71,920
437	B-166	116	56,18,808	13,37,796	42,81,012
438	B-171	116	56,18,808	11,78,160	44,40,648
439	B-172	116	56,18,808	5,69,000	50,49,808
440	B-183	116	56,18,808	11,34,389	44,84,419
441	B-187	116	56,18,808	5,23,444	50,95,364
442	B-195	116	56,18,808	11,84,170	44,34,638
443	B-200	116	56,18,808	29,64,555	26,54,253
444	B-202	116	56,18,808	5,06,194	51,12,614
445	B-207	169	81,86,022	29,31,141	52,54,881
446	B-220	172	83,31,336	7,74,454	75,56,882
447	B-221	172	83,31,336	7,74,454	75,56,882
448	B-223	143	69,26,634	26,51,798	42,74,836
449	B-224	143	69,26,634	11,88,416	57,38,218
450	B-225	143	69,26,634	41,53,751	27,72,883
451	B-226	143	69,26,634	27,93,256	41,33,378
452	B-290	172	83,31,336	17,59,057	65,72,279
453	B-309	143	69,26,634	14,58,963	54,67,671
454	B-313	172	83,31,336	17,49,157	65,82,179
455	B-339	172	83,31,336	17,14,226	66,17,110
456	B-356	172	83,31,336	83,31,336	-
457	B-359	172	83,31,336	52,70,159	30,61,177
458	B-386	183	88,64,154	59,47,445	29,16,709
459	B-387	183	88,64,154	37,93,471	50,70,683
460	B-389	143	69,26,634	28,66,393	40,60,241
461	B-402	143	69,26,634	14,68,389	54,58,245
462	B-426	143	69,26,634	14,33,737	54,92,897
463	B-428	143	69,26,634	41,39,890	27,86,744
464	B-473	142	68,78,196	28,66,937	40,11,259
465	B-484	143	69,26,634	6,29,719	62,96,915

466	B-491	172	83,31,336	6,22,594	77,08,742
467	B-524	143	69,26,634	19,45,438	49,81,196
468	B-527	143	69,26,634	56,26,893	12,99,741
469	B-542	238	1,15,28,244	10,50,883	1,04,77,361
470	B-543	162	78,46,956	7,45,000	71,01,956
471	B-546	143	69,26,634	14,40,654	54,85,980
472	B-548	143	69,26,634	58,68,555	10,58,079
473	B-556	143	69,26,634	39,14,125	30,12,509
474	B-557	143	69,26,634	19,74,733	49,51,901
475	B-562	143	69,26,634	33,63,503	35,63,131
476	B-572	143	69,26,634	1,45,000	67,81,634
477	B-581	143	69,26,634	1,45,000	67,81,634
478	B-584	172	83,31,336	7,15,992	76,15,344
479	B-594	142	68,78,196	14,33,770	54,44,426
480	B-617	143	69,26,634	14,73,839	54,52,795
481	B-628	134	64,90,692	15,25,178	49,65,514
482	B-656	200	96,87,600	40,90,513	55,97,087
483	B-685	164	79,43,832	26,77,311	52,66,521
484	B-686	167	80,89,146	18,66,156	62,22,990
485	B-705	186	90,09,468	52,90,802	37,18,666
486	B-707	143	69,26,634	47,57,767	21,68,867
487	B-715	172	83,31,336	50,80,069	32,51,267
488	B-723	143	69,26,634	40,42,617	28,84,017
489	B-724	143	69,26,634	14,65,927	54,60,707
490	B-728	143	69,26,634	21,28,364	47,98,270
491	B-730	235	1,13,82,930	1,13,82,930	-
492	B-742	143	69,26,634	28,70,720	40,55,914
493	B-746	143	69,26,634	20,32,981	48,93,653
494	B-748	143	69,26,634	14,51,002	54,75,632
495	B-749	172	83,31,336	50,49,548	32,81,788
496	B-750	190	92,03,220	56,10,336	35,92,884
497	B-753	143	69,26,634	15,14,288	54,12,346
498	B-157	143	69,26,634	26,71,104	42,55,530
499	B-158	116	56,18,808	26,71,104	29,47,704
500	B-169	201	97,36,038	36,11,984	61,24,054
501	B-178	116	56,18,808	26,71,104	29,47,704
502	B-264	172	83,31,336	36,10,079	47,21,257
503	B-267	172	83,31,336	74,53,209	8,78,127
504	B-268	172	83,31,336	74,53,209	8,78,127
505	B-07	116	56,18,808	4,15,647	52,03,161
506	B-08	116	56,18,808	4,46,030	51,72,778
507	B-13	116	56,18,808	10,39,170	45,79,638
508	B-59	116	56,18,808	5,15,450	51,03,358
509	B-120	116	56,18,808	4,42,599	51,76,209
510	B-177	116	56,18,808	20,84,534	35,34,274
511	B-181	116	56,18,808	10,48,324	45,70,484
512	B-182	116	56,18,808	10,23,853	45,94,955
513	B-184	116	56,18,808	9,86,577	46,32,231

514	B-197	116	56,18,808	10,59,097	45,59,711
515	B-331	143	69,26,634	19,29,989	49,96,645
516	B-504	143	69,26,634	11,48,587	57,78,047
517	B-545	143	69,26,634	29,09,977	40,16,657
518	B-592	128	62,00,064	11,54,821	50,45,243
519	B-659	143	69,26,634	12,69,927	56,56,707
520	B-665	186	90,09,468	2,00,000	88,09,468
521	B-671	116	56,18,808	11,11,579	45,07,229
522	B-673	116	56,18,808	10,39,170	45,79,638
523	B-680	225	1,08,98,550	11,81,846	97,16,704
524	B-718	143	69,26,634	13,06,557	56,20,077
525	B-739	143	69,26,634	12,51,711	56,74,923
526	B-743	143	69,26,634	7,14,539	62,12,095
527	B-747	143	69,26,634	12,96,152	56,30,482
528	B-34	116	56,18,808	8,37,656	47,81,152
529	B-139	116	56,18,808	20,90,281	35,28,527
530	B-205	149	72,17,262	13,59,535	58,57,727
531	B-219	172	83,31,336	32,38,743	50,92,593
532	B-227	210	1,01,71,980	71,34,449	30,37,531
533	B-334	143	69,26,634	13,12,221	56,14,413
534	B-478	186	90,09,468	17,84,964	72,24,504
535	B-29	116	56,18,808	10,39,170	45,79,638
536	B-30	116	56,18,808	10,57,479	45,61,329
537	B-36	116	56,18,808	10,65,041	45,53,767
538	B-48	116	56,18,808	10,24,052	45,94,756
539	B-60	116	56,18,808	10,84,783	45,34,025
540	B-61	116	56,18,808	4,37,189	51,81,619
541	B-110	116	56,18,808	4,49,347	51,69,461
542	B-115	116	56,18,808	5,71,773	50,47,035
543	B-116	116	56,18,808	10,40,981	45,77,827
544	B-153	116	56,18,808	3,60,000	52,58,808
545	B-194	116	56,18,808	4,40,000	51,78,808
546	B-308	143	69,26,634	11,48,220	57,78,414
547	B-314	172	83,31,336	7,20,833	76,10,503
548	B-332	143	69,26,634	12,97,647	56,28,987
549	B-390	143	69,26,634	13,32,585	55,94,049
550	B-436	172	83,31,336	7,43,062	75,88,274
551	B-440	127	61,51,626	11,25,568	50,26,058
552	B-474	126	61,03,188	4,77,082	56,26,106
553	B-480	172	83,31,336	16,52,083	66,79,253
554	B-490	241	1,16,73,558	8,54,023	1,08,19,535
555	B-505	143	69,26,634	4,00,000	65,26,634
556	B-513	143	69,26,634	12,79,232	56,47,402
557	B-518	143	69,26,634	7,19,345	62,07,289
558	B-593	128	62,00,064	2,65,894	59,34,170
559	B-627	133	64,42,254	10,60,122	53,82,132
560	B-632	128	62,00,064	11,29,864	50,70,200
561	B-672	116	56,18,808	10,33,160	45,85,648

562	B-688	186	90,09,468	17,64,459	72,45,009
563	B-697	228	1,10,43,864	20,07,120	90,36,744
564	B-719	143	69,26,634	7,26,504	62,00,130
565	B-734	143	69,26,634	5,28,522	63,98,112
566	B-738	143	69,26,634	12,51,713	56,74,921
567	B-576	143	69,26,634	18,30,370	50,96,264
568	B-674	152	73,62,576	13,72,384	59,90,192
		84,349	4,08,56,96,862	1,90,32,50,523	2,18,24,46,339

Unsold Inventory:

Sr. No.	Flat No	Carpet Area (Sq Mts)	Unit Consideration as per Agr. /Letter of Allotment
1	B-09	116	56,18,808
2	B-16	143	69,26,634
3	B-19	116	56,18,808
4	B-51	116	56,18,808
5	B-52	116	56,18,808
6	B-53	116	56,18,808
7	B-54	116	56,18,808
8	B-68	161	77,98,518
9	B-79	143	69,26,634
10	B-102	116	56,18,808
11	B-105	116	56,18,808
12	B-114	116	56,18,808
13	B-117	116	56,18,808
14	B-138	116	56,18,808
15	B-140	116	56,18,808
16	B-159	116	56,18,808
17	B-175	116	56,18,808
18	B-176	116	56,18,808
19	B-196	116	56,18,808
20	B-201	116	56,18,808
21	B-218	173	83,79,774
22	B-222	172	83,31,336
23	B-228	231	1,11,89,178
24	B-229	186	90,09,468
25	B-230	186	90,09,468
26	B-231	231	1,11,89,178
27	B-232	186	90,09,468
28	B-233	186	90,09,468
29	B-234	186	90,09,468
30	B-235	186	90,09,468
31	B-236	186	90,09,468
32	B-237	186	90,09,468
33	B-238	186	90,09,468



34	B-239	186	90,09,468
35	B-240	186	90,09,468
36	B-241	186	90,09,468
37	B-242	186	90,09,468
38	B-243	186	90,09,468
39	B-244	186	90,09,468
40	B-245	186	90,09,468
41	B-246	186	90,09,468
42	B-247	186	90,09,468
43	B-248	186	90,09,468
44	B-249	186	90,09,468
45	B-250	186	90,09,468
46	B-251	144	69,75,072
47	B-253	172	83,31,336
48	B-254	172	83,31,336
49	B-255	172	83,31,336
50	B-270	172	83,31,336
51	B-272	172	83,31,336
52	B-279	168	81,37,584
53	B-281	186	90,09,468
54	B-287	172	83,31,336
55	B-292	172	83,31,336
56	B-310	143	69,26,634
57	B-320	172	83,31,336
58	B-338	172	83,31,336
59	B-341	172	83,31,336
60	B-354	172	83,31,336
61	B-358	172	83,31,336
62	B-363	225	1,08,98,550
63	B-366	239	1,15,76,682
64	B-369	183	88,64,154
65	B-370	143	69,26,634
66	B-371	143	69,26,634
67	B-372	143	69,26,634
68	B-373	143	69,26,634
69	B-374	143	69,26,634
70	B-375	143	69,26,634
71	B-376	172	83,31,336
72	B-377	186	90,09,468
73	B-378	186	90,09,468
74	B-396	186	90,09,468
75	B-406	143	69,26,634
76	B-407	143	69,26,634
77	B-408	143	69,26,634
78	B-411	143	69,26,634
79	B-412	172	83,31,336
80	B-413	186	90,09,468
81	B-430	172	83,31,336

82	B-433	227	1,09,95,426
83	B-434	186	90,09,468
84	B-435	176	85,25,088
85	B-438	172	83,31,336
86	B-443	172	83,31,336
87	B-444	172	83,31,336
88	B-445	172	83,31,336
89	B-446	172	83,31,336
90	B-447	172	83,31,336
91	B-448	172	83,31,336
92	B-449	305	1,47,73,590
93	B-450	316	1,53,06,408
94	B-451	143	69,26,634
95	B-452	143	69,26,634
96	B-453	143	69,26,634
97	B-454	143	69,26,634
98	B-455	143	69,26,634
99	B-456	143	69,26,634
100	B-457	143	69,26,634
101	B-458	143	69,26,634
102	B-459	143	69,26,634
103	B-460	143	69,26,634
104	B-461	143	69,26,634
105	B-462	143	69,26,634
106	B-463	143	69,26,634
107	B-464	143	69,26,634
108	B-465	161	77,98,518
109	B-466	187	90,57,906
110	B-467	134	64,90,692
111	B-468	143	69,26,634
112	B-471	143	69,26,634
113	B-472	143	69,26,634
114	B-475	125	60,54,750
115	B-476	166	80,40,708
116	B-479	172	83,31,336
117	B-481	172	83,31,336
118	B-506	143	69,26,634
119	B-509	143	69,26,634
120	B-529	176	85,25,088
121	B-538	143	69,26,634
122	B-539	143	69,26,634
123	B-540	143	69,26,634
124	B-541	143	69,26,634
125	B-544	144	69,75,072
126	B-550	143	69,26,634
127	B-553	143	69,26,634
128	B-558	143	69,26,634
129	B-560	176	85,25,088



130	B-571	143	69,26,634
131	B-573	143	69,26,634
132	B-577	142	68,78,196
133	B-578	142	68,78,196
134	B-579	143	69,26,634
135	B-580	143	69,26,634
136	B-582	143	69,26,634
137	B-583	125	60,54,750
138	B-586	143	69,26,634
139	B-587	144	69,75,072
140	B-588	146	70,71,948
141	B-589	146	70,71,948
142	B-590	173	83,79,774
143	B-591	225	1,08,98,550
144	B-613	165	79,92,270
145	B-615	134	64,90,692
146	B-622	143	69,26,634
147	B-623	143	69,26,634
148	B-624	143	69,26,634
149	B-625	143	69,26,634
150	B-626	138	66,84,444
151	B-630	172	83,31,336
152	B-631	172	83,31,336
153	B-633	128	62,00,064
154	B-634	172	83,31,336
155	B-639	149	72,17,262
156	B-642	172	83,31,336
157	B-643	172	83,31,336
158	B-657	149	72,17,262
159	B-658	172	83,31,336
160	B-662	172	83,31,336
161	B-663	172	83,31,336
162	B-666	172	83,31,336
163	B-667	172	83,31,336
164	B-668	172	83,31,336
165	B-689	199	96,39,162
166	B-690	267	1,29,32,946
167	B-698	117	56,67,246
168	B-720	143	69,26,634
169	B-725	143	69,26,634
170	B-732	172	83,31,336
171	B-733	143	69,26,634
172	B-737	143	69,26,634
173	B-100	161	77,98,518
174	B-296	172	83,31,336
175	B-305	186	90,09,468
176	B-382	143	69,26,634
177	B-403	143	69,26,634



178	B-640	191	92,51,658
179	B-647	225	1,08,98,550
180	B-654	228	1,10,43,864
181	B-385	143	69,26,634
182	B-519	143	69,26,634
183	B-684	172	83,31,336
184	B-203	116	56,18,808
185	B-355	172	83,31,336
186	B-416	143	69,26,634
187	B-470	142	68,78,196
188	B-502	163	78,95,394
189	B-653	291	1,40,95,458
190	B-729	186	90,09,468
		30,794	1,49,15,99,772

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: 25123339BBIOMC1188

Place: Mumbai

Date: 23/04/ 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 (PRGO05242234)

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)	1,02,48,87,619
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)	2,18,24,46,339
3	(i) Balance Unsold area (Sqm) (to be certified by Management and to be verified by CA from the records and books of accounts)	30,794
	(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	1,49,15,99,772
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	3,67,40,46,111
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.:25123339BMIOMD1600

Place: Mumbai

Date: 23.04.2025



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