



**K. D. Amlani & Co.,**

CHARTERED ACCOUNTANTS

23, 2nd Floor, Trionora Apartments, Near Municipal Market, Panaji-Goa. 403 001 Mobile :9823173094

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PAN No:ABOPA2904J GSTIN: 30ABOPA2904J2Z3

**FORM 4**

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

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

**Cost of Real Estate Project Goa RERA Registration Number : PRGO06211325**

Sr. No.		Particulars	Amount (Rs.)		
			Estimated	Incurred	
1	i.	<b>Land Cost :</b>			
		a.	Acquisition Cost of Land or Development Rights, lease premium, lease Rent, Interest cost incurred or payable on land cost and legal cost OR Value of Land as ascertained from ASR prepared under the provision 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)	₹ 1,20,40,000.00	₹ 1,20,40,000.00
		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/Paid 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	Stamp Paper - ₹ 4,82,000.00 Registration - ₹ 4,81,960.00	₹ 4,82,000.00 ₹ 4,81,960.00
		f.	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.		
		g.	Under Rehabilitation scheme: (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 <b>Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b> (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.		
			<b>Sub-Total of LAND COST</b>	₹ 1,30,03,960.00	₹ 1,30,03,960.00
			....1(i)...		
			ii.	<b>Development Cost   Cost of Construction :</b>	
a.	(i) Estimated Cost of Construction as certified by Engineer			₹ 7,50,00,000.00	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA <b>Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>				₹ 5,89,79,926.62
	(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			₹ 0.00	₹ 0.00
	(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.			₹ 0.00	₹ 0.00

	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	Transformer & Electricity Connection Charges	₹ 20,00,000.00	₹ 1,23,897.00
			Sanad		₹ 4,06,350.00
			Infrastructure Tax		₹ 7,72,422.00
			Construction License		₹ 5,90,874.00
			NGPDA Fees		₹ 26,711.00
			Environmental Solution		₹ 0.00
			TCP Completion Order		₹ 4,740.00
			Occupancy Charges		₹ 5,000.00
			House Tax Charges		₹ 34,010.00
	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;			
		<b>Sub*Total of Development Cost</b>	....1(ii)...	₹ 7,70,00,000.00	₹ 6,09,43,930.62
2		<b>Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column</b>		₹ 9,00,03,960.00	
3		<b>Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column</b>			₹ 7,39,47,890.62
4		<b>% completion of Construction Work (as per Project Architect's Certificate)</b>	100%		
5		<b>Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %)</b>	82.16%		
6		<b>Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)</b>	₹ 7,39,47,890.62		
7		<b>Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement</b>	₹ 5,07,75,458.10		
8		<b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate</b>	₹ 2,31,72,432.52		

**(Rupees Seven Crores Thirty Nine Lakhs Fourty Seven Thousand Eight hundred and Ninety one only )**

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for M/s R R Enterprises - Prop Rameshchandra Gohil and is based on the records and documents produced before me and explanations provided to me by the management of the Company.  
GST No 30ACDPG7350G1Z4

For K. D. Amlani & Co.,  
Chartered Accountants



K. D. Amlani  
Proprietor  
Membership No.042653  
Date : 20.02.2023  
Place: Panaji-Goa  
Full Address 23, 2nd Floor, Trionora Apartments, Panaji-Goa. 403001  
UDIN NO :23042653BGXWGG7618

**Note:\***

1. The Expression "incurred" would mean amount of product or service received, creating a 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 with Bank of Baroda Bank, Mapusa branch Account No. 06050200002072

4. As per the Engineer and Architect certificate project is completed 100% as per RERA Norms. However the project has been completed with lower cost than the estimate, hence the percentage of completion comes to 82.16% with reference to the original estimate. However the expenses and amounts received till 4.02.23 only are considered

5. The Final RERA Carpet Areas has decreased by 2.30 Sq. mtrs in sold and unsold inventory as compared to original Area reported in earlier certificate, based on the Architects Certificate dated 20.2.23.

**Annexure A**

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

Sr. No.	Shop / Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per oral or written Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	S-01*	21.27	₹ 15,82,000.00	₹ 5,00,000.00	₹ 10,82,000.00
2	S-02*	20.66	₹ 13,28,000.00	₹ 13,28,000.00	₹ 0.00
3	S-03**	19.87	₹ 12,74,000.00	₹ 3,01,000.00	₹ 9,73,000.00
4	S-04**	18.08	₹ 11,71,000.00	₹ 3,00,100.00	₹ 8,70,900.00
5	S-05*	42.72	₹ 27,00,000.00	₹ 27,00,000.00	₹ 0.00
6	S-06	120.52	₹ 77,02,000.00	₹ 77,02,000.00	₹ 0.00
7	S-07*	57.54	₹ 37,83,500.00	₹ 30,00,000.00	₹ 7,83,500.00
8	S-07A*	57.45	₹ 35,50,000.00	₹ 30,00,000.00	₹ 5,50,000.00
9	S-08*	21.26	₹ 15,69,120.00	₹ 15,69,120.00	₹ 0.00
10	S-10	23.98	₹ 15,81,000.00	₹ 15,81,000.00	₹ 0.00
11	GF-01*	70.56	₹ 38,54,160.00	₹ 6,06,000.00	₹ 32,48,160.00
12	GF-02*	69.11	₹ 37,80,430.00	₹ 8,08,000.00	₹ 29,72,430.00
13	FF-02	69.11	₹ 37,43,000.00	₹ 3,74,300.00	₹ 33,68,700.00
14	FF-04	67.66	₹ 36,73,000.00	₹ 36,73,000.00	₹ 0.00
15	FF-05	60.63	₹ 31,00,800.00	₹ 31,00,000.00	₹ 800.00
16	FF-06	87.8	₹ 48,53,000.00	₹ 48,53,000.00	₹ 0.00
17	FF-07	66.9	₹ 37,24,173.00	₹ 33,31,000.00	₹ 3,93,173.00
18	SF-01	70.56	₹ 43,06,000.00	₹ 34,30,000.00	₹ 8,76,000.00
19	SF-02	69.11	₹ 37,43,000.00	₹ 37,43,000.00	₹ 0.00
20	SF-06*	87.80	₹ 47,87,400.00	₹ 3,53,500.00	₹ 44,33,900.00
21	SF-07	66.9	₹ 35,05,205.00	₹ 31,31,000.00	₹ 3,74,205.00
22	TF-06	87.8	₹ 47,41,300.00	₹ 4,50,000.00	₹ 42,91,300.00
23	TF-07	66.9	₹ 35,05,205.00	₹ 33,80,500.00	₹ 1,24,705.00
<b>TOTAL</b>		<b>1,344.19</b>	<b>₹ 7,75,57,293.00</b>	<b>₹ 5,32,14,520.00</b>	<b>₹ 2,43,42,773.00</b>

Note 1 : \*means in principal, the units has been agreed to be sold and part /token advance received, however, letter of allotment not given or agreement for sale not yet signed with the party and correspondingly necessary changes has been made in the consideration value in the current certificate

Note 2 : \*\*means The units were sold / agreed to be sold at higher rates, however due to change in the registered value rate by SubRegistrar, the same are changed, and the amount receivable is reduced or the Builder has agreed to refund the excess amount to the customers.

Ready Recknor Rate/ Rate as ascertained by a registered valuer or SubRegistrar on the date of issuance of this Certificate of the Residential / commercial premises (based on Superbuilt up Area) : Flat Rate of Rs.34000/- & Shop Rate of Rs. 50000

Sr. No.	Shop / Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Ready Reckoner Rate(ASR) or as ascertained by a registered valuer on the date of issuance of certificate
1	Shop No. S-09	20.33	₹ 12,77,000.00
	Flat No. FF-01	87.71	₹ 47,40,000.00
3	Flat No. FF-03	67.66	₹ 36,91,000.00
4	Flat No. FF-08	47.24	₹ 26,56,000.00
5	Flat No. SF-03	67.66	₹ 36,89,000.00
6	Flat No. SF-04	67.66	₹ 36,73,000.00
7	Flat No. SF-05	60.63	₹ 32,13,000.00
8	Flat No. SF-08	47.24	₹ 26,56,000.00
9	Flat No. TF-01	70.56	₹ 38,16,000.00
10	Flat No. TF-02	69.11	₹ 37,43,000.00
11	Flat No. TF-03	67.66	₹ 36,89,000.00
12	Flat No. TF-04	67.66	₹ 36,73,000.00
13	Flat No. TF-05	60.63	₹ 32,13,000.00
14	Flat No. TF-08	47.24	₹ 26,56,000.00
<b>TOTAL</b>		<b>848.99</b>	<b>₹ 4,63,85,000.00</b>



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PAN No:ABOPA2904J GSTIN: 30ABOPA2904JS2Z3

**FORM 5**  
See Rule 4 (2)  
**(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)**  
**CERTIFICATE**

Goa RERA Registration Number : PRGO06211325

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)	₹ 1,60,56,069.38
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)	₹ 2,43,42,773.00
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	848.99 Sq Mt ₹ 4,63,85,000.00
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	₹ 7,07,27,773.00
5	Amount to be deposited in Designated Account - 70% or 100%	₹ 1,70,39,941.10

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 M/s R R Enterprises - Prop Rameshchandra Gohil and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

For K. D. Amlani & Co.,  
Chartered Accountants

K. D. Amlani  
Proprietor  
Membership No.042653

Date : 20.02.2023  
Place : Panaji-Goa  
Address : 23, 2nd Floor, Trionora Apartments, Panaji-Goa. 403001  
UDIN NO : 23042653BGXWGG7618



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PAN No.:ABOPA2904J GSTIN:30ABOPA2904J2Z3

**FORM 6**

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

**ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS STATUTORY AUDITOR OF THE PROMOTER/  
PROMOTER'S COMPANY / FIRM/BUSINESS ENTITY)  
ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

To,  
M/s R R Enterprises - Prop Rameshchandra Gohil  
Office No 6-B  
R R Tower, Rajwado  
**Mapusa Goa, 403507**

**SUBJECT:** Report on Statement of Accounts on project fund utilization and withdrawal by  
M/s R R Enterprises - Prop Rameshchandra Gohil hereinafter referred to as the Promoter, for the Period Ending 04.02.23  
with respect to the Project bearing Goa RERA Reg Number : PRGO06211325

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. I / ~~We~~ have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/~~our~~ opinion are necessary for the purpose of this certificate.

3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of the Promoter for the financial year/Period Ending 04.02.23 and hereby certify that:

i. The Promoter has/have completed 100% of the project titled R. R. Heritage of M/s R R Enterprises - Prop Rameshchandra Gohil bearing Goa RERA Reg.No.:PRGO06211325 located at Sanquelim Goa

ii. Amount collected during the year/period in question for this project is Rs.53214520 and

amounts collected till date is Rs. 53214520

iii. Amount withdrawn during the year/period in question for this project is Rs. 31316358.1 and

amount withdrawn till date is Rs. 50775458.1

4. I/We certify that the Promoter has/have utilized the amounts collected for R. R. Heritage - M/s R R Enterprises - Prop Rameshchandra Gohil -Mapusa Goa, 403507 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.

(If not, please rephrase clause 4 to specify (i) the amount withdrawn in excess of eligible amount or (ii) any other exceptions).

For K. D. Amlani & Co.,  
Chartered Accountants



K. D. Amlani  
Proprietor

Membership No.042653

Date : 20.02.2023

Place : Panaji-Goa

Address : 23, 2nd Floor, Trionora Apartments, Panaji-Goa. 403001

UDIN NO : 23042653BGXWGG7618