



FORM - 4 - CHARTERED ACCOUNTANT'S CERTIFICATE

Cost of Real Estate Project Goa RERA upto 31st March 2022 Registration Number <PRGO02221540>

S.NO.	Particulars	Amount Rs. Estimated	Amount Rs. 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 Or		
	B Amount of Premium payable to obtain development right, F.A.R, additional F.A.R, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	1,14,37,750	1,14,37,750
	C Acquisition cost of TDR (if any)	1,19,66,887	86,83,381
	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	-	-
	SUB-TOTAL OF LAND COST	2,34,04,637	2,01,21,131
	ii Development Cost/ Cost of Construction:		
	A i Estimated Cost of Construction as certified by Engineer		
	ii Actual Cost of construction incurred a per the books of account as verified by the CA	40,00,00,000	1,25,20,000
	Note: (for adding to total cost of construction incurred Minimum of (i) or (ii) is to be considered)	39,20,36,598	1,24,33,420
	iii On - site expenditure for development of project or phase of the project i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout road etc.) cost of machineries and equipment including its hire and maintenance costs, consumables etc. excluding cost of construction as per (i) or (ii) above	-	-
	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.	4,52,42,752	54,76,627
	B Payment of Taxes, cess, fees, charges, premium, interest etc to any statutory Authority	1,99,17,464	16,48,252
	C Interest payable to financial institutions, schedule banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-	-
	D Principal sum payable to financial institutions, schedule banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction (not part of the project cost)	6,94,83,640	46,463
	Sub-Total of Development Cost	16,84,30,111	4,00,00,000
		52,66,80,454	1,96,04,762
2	Total Estimated Cost of the Real Estate Project [1(i) + 1 (ii)] of Estimated Column		
3	Total Cost Incurred of the Real Estate Project [1(i) + 1 (ii)] of Incurred Column	55,00,85,091	3,97,25,892
4	% completion of Construction Work (as per Project Architect's Certificate)		
5	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimate Cost. (3 / 2 %)	7.22%	
6	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	3,97,25,892	
a	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,97,25,892	

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for PRESCON HOMES PVT LTD and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For SKPAG & Co.
Chartered Accountant

Sudhir Pandey
CA Sudhir Pandey
Partner

MRN:-128214

FRN:-128940W

Date : 30th April 2022

UDIN : 22128214AJALJR3322



SKPAG & Co., Chartered Accountants

1/7, SaiTirthTower, Siddhartha Nagar,
Kopari, Thane (East), Thane-400603.
Tel: 9920144150

**FORM 5**

See Rule 4 (2)

Chartered Accountants Certificate - GOA RERA Registration Number: <PRGO02221540>
(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1	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)	51,03,59,198
2	2		Balance amount of receivables from sold apartments a per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Account)	-
3	3		(i) Balance Unsold Area (Sq. Mtr.) (to be Certified By Management and to be verified by CA from the record and books of accounts)	7,946
			(ii) Estimated amount of sales proceeds in respect of unsold apartment (calculated a per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	66,08,57,600
4	4		Estimated receivable of ongoing project. Sum of 2 + 3 (ii)	66,08,57,600
5	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 balance receivables of ongoing project will be deposited in designated Account.	NA

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Yours faithfully,

For SKPAG & Co.
Chartered Accountant

CA Sudhir Pandey
Partner

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Annexure - A						
Statement of Calculation of Receivables from the Sales of the Ongoing Real Estate Project: -						
S.No.	Unit No.	Carpet Area (in sq. mtrs.)	Saleable Area (in sq. mtrs.)	Unit Consideration as per Agreement / letter of allotment	Received amount	Balance Receivable
1						-
2						-
3						-
4						-
5						-
6						-
7						-
8						-
9						-
10						-
		-	-	-	-	-



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(Unsold Inventory Valuation)

Ready Reckoner Rate or Rate as ascertained by a registered valuer on the date of issuance of Certificate of the Residential / Commercial premises :

S.No.	Unit No.	Carpet Area (in Sq.mts.)	Built-up area (carpet+balcony+ext.walls)	Rate Rs. Per sq. mtr.	59,200
				Saleable Area (in sq. mtrs.)	Amount
Building A3					
1	001	49.25	62.30	75.00	44,40,000
2	002	49.25	62.30	75.00	44,40,000
3	003	68.70	84.65	75.00	44,40,000
4	004	68.70	84.65	102.00	60,38,400
5	005	68.70	84.65	102.00	60,38,400
6	006	68.70	84.65	102.00	60,38,400
7	101	49.25	62.30	102.00	60,38,400
8	102	49.25	62.30	75.00	44,40,000
9	103	68.70	84.65	75.00	44,40,000
10	104	68.70	84.65	102.00	60,38,400
11	105	68.70	84.65	102.00	60,38,400
12	106	68.70	84.65	102.00	60,38,400
13	107	68.70	84.65	102.00	60,38,400
14	108	68.70	84.65	102.00	60,38,400
15	109	49.25	62.30	102.00	60,38,400
16	110	49.25	62.30	75.00	44,40,000
17	111	68.70	84.65	75.00	44,40,000
18	112	68.70	84.65	102.00	60,38,400
19	201	49.25	62.30	102.00	60,38,400
20	202	49.25	62.30	75.00	44,40,000
21	203	68.70	84.65	75.00	44,40,000
22	204	68.70	84.65	102.00	60,38,400
23	205	68.70	84.65	102.00	60,38,400
24	206	68.70	84.65	102.00	60,38,400
25	207	68.70	84.65	102.00	60,38,400
26	208	68.70	84.65	102.00	60,38,400
27	209	49.25	62.30	102.00	60,38,400
28	210	49.25	62.30	75.00	44,40,000
29	211	68.70	84.65	75.00	44,40,000
30	212	68.70	84.65	102.00	60,38,400
31	301	49.25	62.30	102.00	60,38,400
32	302	49.25	62.30	75.00	44,40,000
33	303	68.70	84.65	75.00	44,40,000
34	304	68.70	84.65	102.00	60,38,400
35	305	68.70	84.65	102.00	60,38,400
36	306	68.70	84.65	102.00	60,38,400
37	307	68.70	84.65	102.00	60,38,400
38	308	68.70	84.65	102.00	60,38,400
39	309	49.25	62.30	102.00	60,38,400
40	310	49.25	62.30	75.00	44,40,000
41	311	68.70	84.65	75.00	44,40,000
42	312	68.70	84.65	102.00	60,38,400
43	407	68.70	84.65	102.00	60,38,400
44	408	68.70	84.65	102.00	60,38,400
45	409	49.25	62.30	102.00	60,38,400
46	410	49.25	62.30	75.00	44,40,000
47	411	68.70	84.65	75.00	44,40,000
48	412	68.70	84.65	102.00	60,38,400



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Building A4					
49	LG01	49.25	62.30		
50	LG02	49.25	62.30	75.00	44,40,000
51	LG03	68.70	84.65	75.00	44,40,000
52	LG04	68.70	84.65	102.00	60,38,400
53	LG05	68.70	84.65	102.00	60,38,400
54	LG06	68.70	84.65	102.00	60,38,400
55	001	49.25	62.30	102.00	60,38,400
56	002	49.25	62.30	75.00	44,40,000
57	003	68.70	84.65	75.00	44,40,000
58	004	68.70	84.65	102.00	60,38,400
59	005	68.70	84.65	102.00	60,38,400
60	006	68.70	84.65	102.00	60,38,400
61	101	49.25	62.30	102.00	60,38,400
62	102	49.25	62.30	75.00	44,40,000
63	103	68.70	84.65	75.00	44,40,000
64	104	68.70	84.65	102.00	60,38,400
65	105	68.70	84.65	102.00	60,38,400
66	106	68.70	84.65	102.00	60,38,400
67	107	68.70	84.65	102.00	60,38,400
68	108	68.70	84.65	102.00	60,38,400
69	109	49.25	62.30	102.00	60,38,400
70	110	49.25	62.30	75.00	44,40,000
71	111	68.70	84.65	75.00	44,40,000
72	112	68.70	84.65	102.00	60,38,400
73	201	49.25	62.30	102.00	60,38,400
74	202	49.25	62.30	75.00	44,40,000
75	203	68.70	84.65	75.00	44,40,000
76	204	68.70	84.65	102.00	60,38,400
77	205	68.70	84.65	102.00	60,38,400
78	206	68.70	84.65	102.00	60,38,400
79	207	68.70	84.65	102.00	60,38,400
80	208	68.70	84.65	102.00	60,38,400
81	209	49.25	62.30	102.00	60,38,400
82	210	49.25	62.30	75.00	44,40,000
83	211	68.70	84.65	75.00	44,40,000
84	212	68.70	84.65	102.00	60,38,400
85	307	68.70	84.65	102.00	60,38,400
86	308	68.70	84.65	102.00	60,38,400
87	309	49.25	62.30	102.00	60,38,400
88	310	49.25	62.30	75.00	44,40,000
89	311	68.70	84.65	75.00	44,40,000
90	312	68.70	84.65	102.00	60,38,400
91	407	68.70	84.65	102.00	60,38,400
92	408	68.70	84.65	102.00	60,38,400
93	409	49.25	62.30	102.00	60,38,400
94	410	49.25	62.30	75.00	44,40,000
95	411	68.70	84.65	75.00	44,40,000
96	412	68.70	84.65	102.00	60,38,400
				102.00	60,38,400



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Club House		Rate Rs. Per sq. mtr		
97	Commercial Unit - 1	83.50	40,000	
98	Commercial Unit - 2	88.10	140.00	56,00,000
99	Commercial Unit - 3	43.70	69.00	27,60,000
100	Facility Unit - 1	72.10	114.00	45,60,000
101	Commercial Unit - 4	195.80	310.00	1,24,00,000
102	Facility Unit - 2	704.60	1,117.00	4,46,80,000
103	Facility Unit - 3	7.90	14.00	5,60,000
104	Facility Unit - 4	158.20	266.00	1,06,40,000
105	Commercial Unit - 5	25.70	28.00	11,20,000
106	Facility Unit - 5	174.35	294.00	1,17,60,000
107	Facility Unit - 6	7.90	14.00	5,60,000
108	Commercial Unit - 6	452.95	749.00	2,99,60,000
		90.00	123.20	77,20,000
			193.00	
Total		7,945.65	9,510.60	66,08,57,600

For SKPAG & Co.
Chartered Accountant

CA Sudhir Pandey

Partner

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