

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

FORM 1

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

ARCHITECT'S CERTIFICATE

Date: 11th March, 2022.

To,
M/s.Devashri Nirman Limited Liability Partnership
Dempo House,Campal,Panaji Goa 403 001(Regd.Office)

Subject: Certificate of Percentage of Completion of Construction Work of Project SUN N SAND – Phase - 3 (Building E) situated on the Plot bearing of survey No. 29/1, (29/0) demarcated by its boundaries 15°51'02" to the North 73°77'32" to the East, of village Panchayat Candolim, taluka Bardez, District North Goa, PIN 403515 admeasuring 2675 sq.mts., area being developed by M/s.Devashri Nirman Limited Liability Partnership.

Ref: Goa RERA Registration Number PRGO01201044

Sir,

I/ We **M/s ULYSIS** have undertaken assignment as Architect /Licensed Surveyor of certifying Percentage of Completion of Construction Work of Project **SUN N SAND – Phase - 3 (Building E)** situated on the plot bearing of Survey No. 29/1, (29/0) of Village Panchayat **Candolim**, Taluka **Bardez**, District **North Goa**, PIN **403515**, admeasuring **2675 sq.mtrs.**, area being developed by **M/s.Devashri Nirman Limited Liability Partnership**.

1. Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s. **ULYSIS** as Architect
- (ii) Shri **Prakash Lawande** as Structural Consultant

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number **PRGO01201044** under Goa RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B.

12/3/22

Table A

Building Number **E** (to be prepared separately for each Building)

Sr.No.	Tasks / Activity	Percentage of work done
1	Excavation	100%
2	One number of Basement (s) and Plinth	100%
3	Zero number of Podiums	0
4	Stilt Floor	100%
5	Five number of slabs of super structure	100%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	100%
7	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat Premises	100%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	100%
9	The External Plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	100%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	100%

12/3/22

Table - B

Internal & External Development Works in Respect of the entire Registered Phase

Sr.No.	Common areas and facilities, amenities	Proposed (Yes / No)	Percentage of work done	Details
1	Internal Roads ,Footpaths & Strom water drains	<u>Yes</u>	100%	
2	Sewerage (Chamber, septic tank,STP) & Treatment & disposal of sewage/Sullage water	<u>Yes</u>	100%	
3	Landscaping,Tree planting,Street lighting & way finding signages	<u>Yes</u>	100%	
4	Community Building	<u>No</u>	NIL	
5	Solid Waste management & Disposal	<u>Yes</u>	100%	
6	Water conservation, Rain water harvesting	<u>No</u>	NIL	
7	Fire protection and fire safety requirements	<u>Yes</u>	100%	
8	Security System & LED TV projection	<u>Yes</u>	100%	
9	Gym Equipments and furnishing	<u>Yes</u>	NIL	
10	Swimming pool	<u>Yes</u>	100%	
11	Compound wall & Entrance	<u>Yes</u>	100%	
12	Site Preperation and retaining walls.	<u>Yes</u>	100%	

Yours Faithfully


AR. SIDDHARTH D. NAIK
 201 - A, MATHIAS PLAZA
 PANAJI - GOA 403 001
 REG. NO : AR/0027/2010
 COA NO :CA/97 / 21749

For M/S ULYSIS (PROPRIETOR)

Behind
Acisha
Theatre
Ponda
Goa
Phone:
315615

Prakash S. P. Lawande
Consulting Engineer

II SHRI II

FORM – 3

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

ENGINEER'S CERTIFICATE

Date: 11th March, 2022.

M/s. Devashri Nirman Limited Liability Partnership
Dempo House, Campal, Panaji Goa 403 001 (Regd. Office)

Subject: Certificate of Cost Incurred for Development of SUN N SAND Phase III for Construction of Residential building(s) E of the III Phase situated on the Plot bearing survey No.29/1, (29/0) demarcated by its boundaries (latitude and longitude of the end points) 15°51'02" to the North 73°77'32" to the East of Candolim, Village Panchayat, Bardez taluka, North Goa District, PIN 403515 admeasuring 16,816sq.mts. area being developed by M/s. Devashri Nirman Limited Liability Partnership.

Ref: Goa RERA Registration Number

Sir,

I, **Prakash S.P. Lawande** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being **PRGO01201044** of **SUN N SAND** for Building(s) **E** Wing(s) of the **III Phase** situated on the plot bearing **Survey No.29/1 (29/0)** of village Panchayat **Candolim**, Taluka **Bardez**, District **North Goa**, PIN **403515** admeasuring **16816Sq.mtrs**, proposed FAR consumed for proposed building 'E' 1841.36sqmtrs, total FAR consumed on total net plot area 11575.50sqmtrs., proportionate undivided share of land area for proposed building project 'E' 2675sq.mtrs., covered area of proposed building 'E' 550.9sq.mtrs., and tentative open area 2124sqmtrs. area being developed by **M/s. Devashri Nirman Limited Liability Partnership**.

I. Following technical professionals are appointed by Owner / Promoter :-

- i. M/s. **ULYSIS** as L.S. / Architect ;
- ii. **Shri. Prakash S.P. Lawande** as Structural Consultant

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **Mr. Dnyaneshwar Matade** my quantity Surveyor*, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.7,91,47,539/-**. The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **North Goa Planning & Department Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till **9th March, 2022** is calculated at **Rs.7,91,47,539/-**. The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.

5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s)E of the subject project to obtain Occupation Certificate / Completion Certificate from **North Goa Planning & Department Authority** is estimated at **Rs.0/-**.

6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

TABLE A

Building bearing Number **E**
(To be prepared separately for each Building / Wing of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the building/wing as on 30th September, 2019 date of Registration is	Rs.5,23,72,903/-
2	Cost incurred as on 9th March, 2022 (based on the Estimated cost)	Rs.5,23,72,903/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be incurred (Based on Estimated Cost)	Rs.NIL/-
5	Cost incurred on Additional / Extra items as on 9th March, 2022 not included in the Estimated Cost (Annexure A)	Rs.23,07,937/-

TABLE B
(To be prepared for the entire registered phase of the Real Estate Project)

Sr.No.	Particulars	Amounts
1	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on 30th September, 2019 date of Registration is	Rs.2,11,70,150/-
2	Cost incurred as on 09/03/2022 (based on the Estimated cost)	Rs.2,11,70,150/-
3	Work done in Percentage (as Percentage of the estimated cost)	100%
4	Balance Cost to be Incurred (Based on Estimated Cost)	Rs.NIL/-
5	Cost Incurred on Additional / Extra Items as on 9th March, 2022 not included in the Estimated Cost(Annexure A)	Rs.32,96,549/-

Yours Faithfully,



Signature of Engineer
(Licence No: SE/0006/2010)

PRAKASH S. P. LAWANDE
B. E. (CIVIL)
PWD Reg. No. 407 / 95
T.C.P.D (STRUCT.) ENG. NO.
SE/ 0006/2010

Note

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry outentire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost
(Which were not part of the original Estimate of Total Cost)



FORM 4

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

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

Project: SUN n SAND PH III, Candolim-Goa.

Cost of Real Estate Project Goa RERA Registration Number PRGO01201044

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	80,00,000.00	80,00,000.00
		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 fees etc; and	6,40,500.00	6,40,500.00
	e.	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 ascertified 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)	86,40,500.00	86,40,500.00
ii.	a.	<u>Development Cost / Cost of Construction :</u>			
		(i) Estimated Cost of Construction as certified by Engineer		7,91,47,538.91	7,91,47,539.00
		(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		7,91,47,538.91	7,51,24,040.00
		Note : (for adding to 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		1,03,15,835.04	73,49,980.00
		(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.		-	-
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		12,00,000.00	16,57,572.00
	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 Cost	..1(ii)..	9,06,63,373.95	8,41,31,592.00

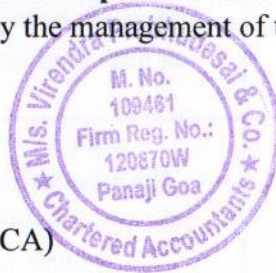


2		Total Estimated Cost of the Real Estate Project [I(i) + I(ii)] of Estimated Column		9,93,03,873.95	-
3		Total Cost Incurred of the Real Estate Project [I(i) + I(ii)] of Incurred Column		-	9,27,72,092.00
4		% completion of Construction Work (as per Project Architects Certificate)		-	100.00%
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		-	93.42%
6		Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)		-	9,27,72,092.00
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		-	4,02,00,000.00
8		Net Amount which can be withdrawn from the Designated Bank Account under this certificate		-	5,25,72,092.00

(Rupees Five Crore Twenty Five Lakh Seventy Two Thousand Nienty Two Only)

This Certificate is being issued for compliance under Real Estate Regulation and Development Act 2016 for **Devashri Nirman Limited Liability Partnership** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

[Handwritten Signature]



(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: 22109461AFUVUC2874

Contact No.: 9822486813

E-mail : viren_goa@yahoo.co.in

Date : 29.03.2022.

Place : Panaji-Goa.

PROJECT -SUN N SAND PH-3-CANDOLIM -GOA
AREA AND SALE STATUS- SOLD / UNSOLD AS ON 09/03/2022
BUILDING E

Sr.No.	Floor	Apt. No.	Type	Carpet Area As Per RERA	Area of Exclusively allotted Balconies /Extended Balconies/ External walls/Entrance lobby	Area of Exclusively allotted Terraces	Pro Rata Area of Common Amenities	No. of covered Car park allotted in the stilt		No. of covered Car park allotted outside the building		Status		Name of the Purchaser	Value of Apartment inclusive of RERA Carpet ,Balconies.lobby,Car park,Common Area and Outgoings for unsold flats
								Nos.	Area (M2)	Nos.	Area (M2)	Sold	Unsold		
				m2	m2	m2	m2	Nos.	Area (M2)	Nos.	Area (M2)	Sold	Unsold		Rs.
1	U.G.F	001	1 BED	40.58	8.650		19.47	1	12.5				✓		48,08,790.00
2	U.G.F	002	1 BED	40.58	8.650		19.47			1	12.5		✓		48,08,790.00
3	U.G.F	003	1 BED	40.58	8.650		19.47	1	12.5			✓		Rajesh Kumar	
4	U.G.F	004	1 BED	40.58	8.650		19.47	1	12.5			✓		Sujata Sawhney	
5	U.G.F	005	1 BED	40.58	8.650		19.47			1	12.5		✓		48,08,790.00
6	U.G.F	006	1 BED	40.58	8.650		19.47	1	12.5			✓		Rakesh Keshwani	
7	U.G.F	007	1 BED	40.58	8.650		19.47	1	12.5			✓		Veena Arora	
8	U.G.F	008	1 BED	40.58	8.650		19.47	1	12.5			✓		Luis Caitan Dsouza	
9	U.G.F	009	1 BED	40.58	8.650		19.47	1	12.5				✓		48,08,790.00
10	FIRST	101	1 BED	40.58	8.650		19.47			1	12.5	✓		Utkarsh Mishra	
11	FIRST	102	1 BED	40.58	8.650		19.47	1	12.5			✓		Nishant Chaudhary	
12	FIRST	103	1 BED	40.58	8.650		19.47	1	12.5			✓		Balbir Singh Rohilla	
13	FIRST	104	1 BED	40.58	8.650		19.47			1	12.5		✓		48,08,790.00
14	FIRST	105	1 BED	40.58	8.650		19.47	1	12.5			✓		Gangaraj Anil Kumar	
15	FIRST	106	1 BED	40.58	8.650		19.47	1	12.5				✓		48,08,790.00
16	FIRST	107	1 BED	40.58	8.650		19.47	1	12.5				✓		48,08,790.00
17	FIRST	108	1 BED	40.58	8.650		19.47	1	12.5			✓		Prashant Chaudhary	
18	FIRST	109	1 BED	40.58	8.650		19.47	1	12.5				✓		48,08,790.00
19	SECOND	201	1 BED	40.58	8.650		19.47			1	12.5		✓		48,08,790.00

20	SECOND	202	1 BED	40.58	8.650		19.47	1	12.5			✓		James Philip Correa	
21	SECOND	203	1 BED	40.58	8.650		19.47			1	12.5	✓		Khushiram Gupta	
22	SECOND	204	1 BED	40.58	8.650		19.47	1	12.5			✓		Maya Malatesh Yargal	
23	SECOND	205	1 BED	40.58	8.650		19.47			1	12.5		✓		48,08,790.00
24	SECOND	206	1 BED	40.58	8.650		19.47			1	12.5	✓		Ziyaulla A R Khazi	
25	SECOND	207	1 BED	40.58	8.650		19.47			1	12.5	✓		Haseena Z Khazi	
26	SECOND	208	1 BED	40.58	8.650		19.47	1	12.5			✓		Gaurav	
27	SECOND	209	1 BED	40.58	8.650		19.47	1	12.5			✓		Shivangini A. Singh	
28	THIRD	301	STUDIO	19.83	5.030		9.74			1	12.5		✓		24,22,070.00
29	THIRD	302	1 BED	40.58	8.650		19.47			1	12.5		✓		48,08,790.00
30	THIRD	303	1 BED	40.58	8.650		19.47	1	12.5			✓		Maria Suzette Araujo	
31	THIRD	304	1 BED	40.58	8.650		19.47			1	12.5		✓		48,08,790.00
32	THIRD	305	1 BED	40.58	8.650		19.47			1	12.5	✓		Nutan Eshwar Chawan	
33	THIRD	306	1 BED	40.58	8.650		19.47	1	12.5			✓		Sukhjeet Kaur Singh	
34	THIRD	307	1 BED	40.58	8.650		19.47			1	12.5	✓		Aldrin Lawrence Mascarenhas	
35	THIRD	308	1 BED	40.58	8.650		19.47	1	12.5			✓		Rohan Patil	
36	THIRD	309	STUDIO	19.83	5.030		9.74			1	12.5		✓		24,22,070.00
TOTAL		36		1419.38	304.160	0.00	681.46	21	262.5	15	187.5	22	14		625,49,620.00