ORDER

The Format for submission of Architect Certificate, Engineer Certificate, Chartered Accountant Certificate under Rule 5(1)(a)(ii) of 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 are as enclosed:

(SUDHIR MAHAJAN, IAS)
REAL ESTATE
REGULATORY AUTHORITY

To,
The Director, Government Printing Press, Panaji – Goa with a request to publish the same in the Official Gazette.

Copy to: 1) The OSD to Minister (UD), Secretariat, Porvorim-Goa.
2) The secretary (UD), Secretariat, Porvorim-Goa.
FORM 1
(See Rule 5 (1) (a) (ii))
ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of On-going Project and for withdrawal of Money from Designated Account)

Date:

To

________________ (Name of the Promoter),
________________ (Address of the Promoter),

Subject : Certificate of Percentage of Completion of Construction Work of _______ No. of Building(s) / _______ Wing(s) of the ______ Phase of the Project _______ situated on the Plot bearing PTS, Chalta No./Survey no./ Plot no ______ demarcated by its boundaries _______ to the North _______, to the South _______, to the East _______, to the West, of Ward ________ Municipality ___________, village panchayat _____________ taluka _____________ District _________ PIN ______ admeasuring ______ sq.mts. area being developed by [Promoter's Name]

Ref: Goa RERA Registration Number ______________

Sir,

I/ We ________________ have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the _______ Building(s) / _______ Wing(s) of the ______ Phase of the Project, situated on the plot bearing PTS, Chalta No./Survey no. / Plot no _______________ of Ward ________ Municipality _____________, village / panchayat _____________ taluka _______________ District _________ PIN ________ admeasuring ______ sq.mts. area being developed by [Promoter’s Name]

1. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s /Shri / Smt __________________________as Architect ;
   (ii) M/s /Shri / Smt ________________________ as Structural Consultant
   (iii) M/s /Shri / Smt ________________________ as MEP Consultant
   (iv) M/s /Shri / Smt ________________________ as Site Supervisor

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 ______________ under GoaRERA 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 Table B.
### Table A

**Building / Wing Number _____** (to be prepared separately for each Building / Wing of the Project)

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Tasks /Activity</th>
<th>Percentage of work done</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Excavation</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>________ number of Basement(s) and Plinth</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>________ number of Podiums</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Stilt Floor</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>________ number of Slabs of Super Structure</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building / Wing,</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>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</td>
<td></td>
</tr>
</tbody>
</table>

### Table B

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

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Common areas and Facilities, Amenities</th>
<th>Proposed (Yes/No)</th>
<th>Percentage of work done</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Internal Roads &amp; Footpaths</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Water Supply</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Sewarage (chamber, lines, Septic Tank, STP)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Storm Water Drains</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Landscaping &amp; Tree Planting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Street Lighting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Community Buildings</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Treatment and disposal of sewage and sullage water</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Solid Waste management &amp; Disposal</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Water conservation, Rain water harvesting</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Energy management</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Fire protection and fire safety requirements</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Electrical meter room, sub-station, receiving station</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Others (Option to Add more)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of Architect

(License NO..................................................)
FORM-2

ARCHITECT’S CERTIFICATE

(To be issued on completion of each of the Building/Wing)

Date:

To

The __________ (Name & Address of Promoter),

Subject: Certificate of Completion of Construction Work of ______ Building / ______ Wing of the
Building of the project [Goa RERA Registration Number] situated on the Plot bearing
bearing PTS, Chalta No. / Survey no. / Plot no _______ demarcated by its boundaries
(latitude and longitude of the end points) ______ to the North ______ to the South ______ to
the East ______ to the West of Ward ______ Municipality _______ , village panchayat
________ taluka __________ District ______ PIN ______ admeasuring ______ sq.mts.
area being developed by [Promoter’s Name]

Sir,

I / We ___________ have undertaken assignment as Architect / Licensed Surveyor of certifying
Completion of Construction Work of ______ Building / ______ Wing of the Building situated on the
plot bearing PTS, Chalta No. / Survey no. / Plot no _______ Ward ______ Municipality _______ ,
village panchayat _______ taluka __________ District ______ PIN ______ admeasuring
_______ sq.mts. Area being developed by [Promoter’s Name]

2. Following technical professionals are appointed by Owner / Promoter :-
   (i) M/s / Shri / Smt _________________ as L.S. / Architect ;
   (ii) M/s / Shri / Smt _________________ as Structural Consultant
   (iii) M/s / Shri / Smt _________________ as MEP Consultant
   (iv) M/s / Shri / Smt _________________ as Site Supervisor.

3. Based on Completion Certificate received from Structural Engineer and Site Supervisor; and
to the best of my / our knowledge I / We hereby certify that _______ Building / ______ Wing
of the Building has been completed in all aspects and is fit for occupancy for which it has been
erected / re-erected / constructed and enlarged. The ______ Building / ______ Wing of the
Building is granted Occupancy Certificate / Completion Certificate bearing number ______
dated ______ by ______ (Local Planning Authority)

Yours Faithfully

Signature & Name (IN BLOCK LETTERS) of LS/ Architect with (Licence No._________)


FORM-3

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

ENGINEER’S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of Money
from Designated Account- Project wise)

Date:

To

__________ (Name of the Promoter),

__________ (Address of the Promoter),

Subject: Certificate of Cost Incurred for Development of [Project Name] for Construction of

______ building(s) / ______ Wing(s) of the _______ Phase situated on the Plot bearing

bearing PTS, Chalta No. / Survey no. / Plot no ________ demarcated by its boundaries

(latitude and longitude of the end points) ________ to the North ________ to the South ________

to the East ________ to the West of Ward ________ Municipality ________, village

panchayat ________ taluka ________ District ________ PIN ________ admeasuring

______ sq.mts. area being developed by [Promoter’s Name]

Ref: Goa RERA Registration Number __________

Sir,

I / We ______________ have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project

proposed to be registered under Goa RERA, being _______ Building(s) / ________ Wing(s) of the ________

Phase situated on the plot bearing bearing PTS, Chalta No. / Survey no. / Plot no ________ of Ward

______ Municipality ______________, village panchayat ____________ taluka ____________ District

__________ PIN __________ admeasuring ________ sq.mts. area being developed by [Promoter’s

Name]

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

   (i) M/s / Shri / Smt ______________ as L.S. / Architect;
   (ii) M/s / Shri / Smt ______________ as Structural Consultant
   (iii) M/s / Shri / Smt ______________ as MEP Consultant
   (iv) M/s / Shri / Smt ______________ as Quantity Surveyor *

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

total work as calculated by

_____________ quantity Surveyor* appointed by Developer/Engineer; 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 ______________ ( Total of Table A and B). 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
being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _______________ (Total of Table A and B). 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) of the subject project to obtain Occupation Certificate / Completion Certificate from ____________ (planning Authority) is estimated at Rs. _______________ (Total of Table A and B).

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 /Wing bearing Number ______ or called ________________

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

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Particulars</th>
<th>Amounts</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Total Estimated cost of the building/wing as on ______ date of Registration is</td>
<td>Rs. _______________-/-</td>
</tr>
<tr>
<td>2</td>
<td>Cost incurred as on ______ (based on the Estimated cost )</td>
<td>Rs. _______________-/-</td>
</tr>
<tr>
<td>3</td>
<td>Work done in Percentage [as Percentage of the estimated cost ]</td>
<td>____________ %</td>
</tr>
<tr>
<td>4</td>
<td>Balance Cost to be Incurred (Based on Estimated Cost)</td>
<td>Rs. _______________-/-</td>
</tr>
<tr>
<td>5</td>
<td>Cost Incurred on Additional /Extra Items as on ______ not included in the Estimated Cost (Annexure A)</td>
<td>Rs. _______________-/-</td>
</tr>
</tbody>
</table>

**TABLE B**

*(to be prepared for the entire registered phase of the Real Estate Project)*

<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Particulars</th>
<th>Amounts</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on ______ date of Registration is</td>
<td>Rs. _______________-/-</td>
</tr>
<tr>
<td>2</td>
<td>Cost incurred as on ______ (based on the Estimated cost )</td>
<td>Rs. _______________-/-</td>
</tr>
<tr>
<td>3</td>
<td>Work done in Percentage [as Percentage of the estimated cost ]</td>
<td>____________ %</td>
</tr>
<tr>
<td>4</td>
<td>Balance Cost to be Incurred (Based on Estimated Cost)</td>
<td>Rs. _______________-/-</td>
</tr>
</tbody>
</table>
Cost Incurred on Additional /Extra Items
Rs. _______________ /-
as on _____________ not included in
the Estimated Cost (Annexure A)

Yours Faithfully

Signature of Engineer
(Licence No…………………………………………….)

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
out entire 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))
CHARTERED ACCOUNTANT’S CERTIFICATE ( On Letter Head)
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project GoaRERA Registration Number ____________________

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Particulars</th>
<th>Amount (Rs.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Estimated</td>
</tr>
<tr>
<td>1</td>
<td><strong>Land Cost:</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost</td>
<td></td>
</tr>
<tr>
<td></td>
<td>OR</td>
<td></td>
</tr>
<tr>
<td></td>
<td>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)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>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</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c. Acquisition cost of TDR (if any)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>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</td>
<td></td>
</tr>
<tr>
<td></td>
<td>f. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>g. Under Rehabilitation scheme:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA</td>
<td></td>
</tr>
</tbody>
</table>

**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)...
### Development Cost / Cost of Construction:

#### a. (i) Estimated Cost of Construction as certified by Engineer
#### (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA

**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

#### (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.

#### 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**

#### 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

#### 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 Estimated Cost. (3/2 %)

#### 6 Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)

#### 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

(Rupees ______________________________________________________________________)

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for ____________________________ (name of the company / promoter) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.
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.
Annexure A

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

Sold Inventory

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Flat No.</th>
<th>Carpet Area (in sq. mts.)</th>
<th>Unit Consideration as per Agreement / Letter of Allotment</th>
<th>Received Amount</th>
<th>Balance Receivable</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Unsold Inventory Valuation)

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

Rs ____________ per sq m

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Flat No.</th>
<th>Carpet Area (in sq. mts.)</th>
<th>Unit Consideration as per Reayd Reckoner Rate (ASR) or as ascertained by a registered valuer on the date of issuance of certificate</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>
### FORM 5
*See Rule 4 (2)*
*(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)*
**CHARTERED ACCOUNTANT’S CERTIFICATE (On Letter Head)**

GoaRERA Registration Number: ________________ *(mention Reg. Number)*

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Particulars</th>
<th>Amount (Rs.)</th>
<th>Amount (Sq. Mt.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Estimated Balance Cost to Complete the Real Estate Project</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><em>(Difference of Total Estimated Project cost less Cost incurred)</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Balance amount of receivables from sold apartments</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>as per Annexure A to this certificate <em>(as certified by Chartered Accountant as verified from the records and books of Accounts)</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td><em>(i) Balance Unsold area</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><em>(to be certified by Management and to be verified by CA from the records and books of accounts)</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><em>(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</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Estimated receivables of ongoing project. Sum of 2 + 3 <em>(ii)</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Amount to be deposited in Designated Account – 70% or 100%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CONTACT DETAILS**

Place: ____________________________
Full Address: ____________________________
Contact No.: ____________________________
E mail: ____________________________

*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*

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for ____________________________ *(name of the company/promoter)* and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

*(Signature and Stamp / Seal of the Signatory CA)*

Name of the Signatory: ____________________________
Membership No.: ____________________________
Date: ____________________________
Place: ____________________________
Full Address: ____________________________
Contact No.: ____________________________
E mail: ____________________________
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,
NAME OF THE PROMOTER
ADDRESS OF THE PROMOTER

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by __________________________ (Name of The Company/Promoter), hereinafter referred to as the “Promoter”, for the Financial Year(Period) Ending __________ to _________ with respect to the Project bearing Goa RERA Reg. No. ___________.

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 from ______ to ______ and hereby certify that:

   i. The Promoter has/have completed ______% of the project titled ______ (Name) bearing GoaRERA Reg.No.__ located at _______________________.

   ii. Amount collected during the year/period in question for this project is Rs. ______________ and amounts collected till date is Rs. ____________________

   iii. Amount withdrawn during the year/period in question for this project is Rs. ______________ and amount withdrawn till date is Rs. ____________________

4. I/We certify that the Promoter has/have utilized the amounts collected for ______ 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).

(Signature and Stamp/Seal of the Signatory CA)
Name of the Signatory:
Membership No.:
Date:
Place:
Full Address:

Contact No. :
E mail: