



Vipul V. Bhandari

B.com, A.C.A.

CHARTERED ACCOUNTANTS

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FORM 6
[See Section 4(2)(I)(D)]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
Models Leisure Ventures,
7th Floor, Karim Mansio,
Behind Goa College of Pharmacy,
St. Inez, Panaji, North Goa.



Subject: Report on Statement of Accounts on project “**Models Marine Heights II – Building 3**” fund utilization and withdrawal by **Models Leisure Ventures**, hereinafter referred to as the “Promoter”, for the Period from **01.04.2021 to 02.02.2022 (till the date of occupancy certificate)** with respect to the Project bearing Goa RERA Reg. Number **PRGO03201084**

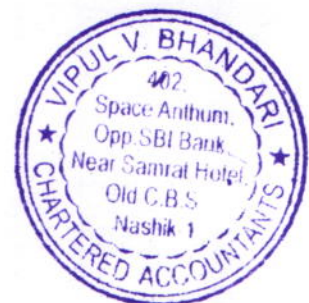
1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

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

3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of “**Models Marine Heights II – Building 3**” for the period ended **02.02.2022** and hereby certify that:

i. The Promoter has/have completed **100%** of the project titled “**Models Marine Heights II – Building 3**” bearing Goa RERA Reg.No. PRGO03201084 located at Chalta No.15 of P.T. Sheet No.175 & Plot No.7 of Chalta No.14H of P. T. Sheet No.175, Tiswadi Caranzalem, North Goa,Goa.


ii. Amount collected during the period from 01.04.2021 to 02.02.2022 for this project In Specified designated Bank A/c Rs. 2,43,60,000/-, and In other than Specified designated Bank A/c Rs. 1,24,40,000/-, collected till date (Up to 02.02.2022) is Rs.5,07,00,000/-.

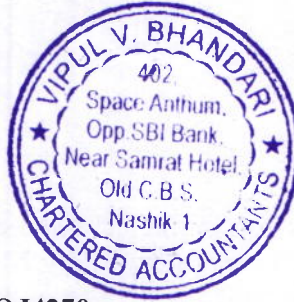


ii. Amount withdrawn during the period from 01.04.2021 to 02.02.2022 for this project from Specified designated Bank A/c Rs.2,43,60,000/-, and from other than Specified designated Bank A/c Rs.1,30,90,279/-, withdrawn till date (Up to 02.02.2022) is Rs.5,06,50,515/-.

4. We certify that the Models Leisure Ventures has utilized the amounts collected for **Models Marine Heights II – Building 3** 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. (See Note III).

Yours faithfully,
CA Vipul V. Bhandari
Chartered Accountant


CA Vipul V. Bhandari
M.No:158295
UDIN:22158295BGLVOJ4270
Date: 30.12.2022
Place: Nashik



Notes to Annual Report:

- I. We have conducted our engagement and examination in accordance with standards on Auditing, Guidance Note on Reports and Certificates for special purposes and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
- II. It is the primary responsibility of the management of Models Leisure Ventures to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.
- III. As per information obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only. While certifying on utilization, we have considered the copy of occupancy certificate dated 02nd February, 2022 produced before us by the management of entity. The copy of occupancy certificate is attached herewith.

