

JSV& Co
Chartered Accountants

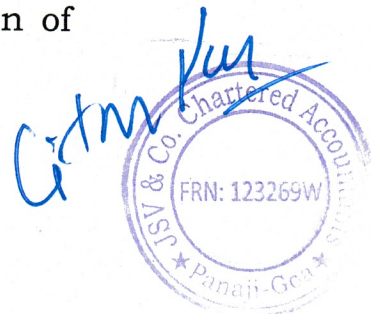
410, Gera Imperium, Patto Plaza,
Panaji - 403001
Tel: 0832 2437288
E-Mail: jitenpaty@gmail.com

FORM6
[See Section 4(2)(l) (D)]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
Mr. Casmiro Charles Mario Lobo
M/S C M Lobo
Office no. 11 & 11A, 2nd
Floor, Buildmore Business
Park, Khorlim, Mapusa,
Bardez Goa. 403507

SUBJECT: Report on Statement of Accounts on
project (SERENIDADE CENICA) fund utilization and
withdrawal by Mr. Casmiro Charles Mario Lobo,
hereinafter referred to as the "Promoter", for the
Financial Year(Period) Ending 1-04-24 to 31-03-2025
with respect to the Project bearing Goa RERA Reg.
Number PRGO02231910, located at Plot bearing P.T.
SHEET/CHALTA NO. 27/5/3, Duler, Mapusa,
Bardez, Goa.

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 the Promoter for the financial year/period from 1-04-2024 to 31-03-2025 and hereby certify that:

i. The Promoter has completed 80.04 % of the project title "**SERENIDADE CENICA**" bearing Goa RERA Reg. No. PRGO02231910, located at Plot bearing P.T. SHEET/CHALTA NO. 27/5/3, Duler, Mapusa, Bardez, Goa.

ii. Amount collected during the year 2022-2023 /period in question for this project is Rs. NIL and amounts collected till date (from start of the project up to 31.03.2023) is Rs. NIL

iii. Amount withdrawn during the year/period in question for this project is Rs. NIL and amount withdrawn till date (from start of the project up to 31.03.2023) is Rs. NIL.

iv. Amount collected during the Financial Year 2023-2024 /period in question for this project is Rs.



65,26,742/- (inclusive of Gst) and amounts collected till date (from start of the project up to 31.03.2024) is Rs. 65,26,742/-(inclusive of Gst).

v. Amount withdrawn during the year/period in question for this project is Rs. 65,26,742/-(inclusive of Gst) and amount withdrawn till date (from start of the project up to 31.03.2024) is Rs. 65,26,742/ (inclusive of Gst).

vi. Amount collected during the year 2023-2024 and 2024-25/period in question for this project is Rs. 4,80,52,333/- (inclusive of Gst) and amounts collected till date (from start of the project up to 31.03.2025) is Rs. 5,45,79,075/-(inclusive of Gst).

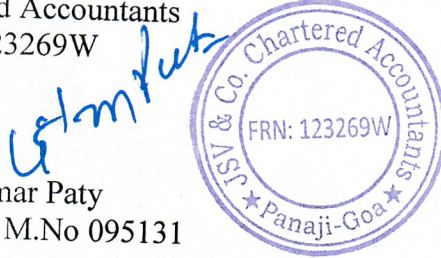
vii. Amount withdrawn during the year/period in question for this project is Rs. 4,80,52,333/- (inclusive of Gst)_and amount withdrawn till date (from start of the project up to 31.03.2025) is Rs. 5,45,79,075/-(inclusive of Gst).

4. We certify that the Promoter has utilized the amounts collected for__**"SERENIDADE CENICA"** 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.



5. We certify that the till date Promoter has utilized his personal fund and the amount collected during the year (2023-2024) and (2024-2025) to developed the "**SERENIDADE CENICA**" and during period of 1-04-2023 to 31.03.2024 and 1-04-2024 to 31.03.2025 the promoter has been received Rs. 5,45,79,075/-(inclusive of Gst). as advance money against the sale of flats/Apartment in designated RERA bank Account.

For JSV & Co
Chartered Accountants
FRN : 123269W



Jiten Kumar Paty
Partner – M.No 095131
Udin: **25095131BMIVRA6655**
Date; 25/10/2025
Place: Panaji

Notes to Audit Report:

1. Estimated cost for the calculation of % of completion of a project is given by management.
2. Percentage of completion is calculated as per actual cost incurred as per books of accounts divided by the estimated cost to complete the Project.