R S P H & Associates

Chartered Accountants
Office No 48, 5th Floor, Business Bay, Next to Kotak Bank,
Shri Hari Narayan Kute Marg, Mumbai Naka, Matoshree Nagar,
Nashik, Maharashtra 422002.

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

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
Mr. Gautam Sabharwal,
Sabh Infrastructure Limited,
Sy. No. 4423A, Piken Chivari,
Anjuna , North Goa,
Goa-403509.

Subject: Report on Statement of Accounts on project **"VILLA QUINTA'S"** fund utilization and withdrawal by **M/s Sabh Infrastructure Limited**, hereinafter referred to as the "Promoter", for the period ending from **01.04.2021** to **31.03.2022** with respect to the Project bearing Goa RERA Reg. Number **PRGO01211268.**

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 **"Villa Quinta's"** for the period ended **31.03.2022** and hereby certify that:

i. The Promoter has/have completed **92.74%** of the project titled **"Villa Quinta's"** bearing GoaRERA Reg. No. **PRGO01211268** located at Sy. No.94/10, Assagao Village, Bardez, North Goa, Goa-403507.

ii. Amount collected during the year 2021-2022, **In Specified designated A/c (70% A/c) Rs. 1,78,15,000/-, in other than specified designated A/c Rs. 76,35,000/-, Total Rs.2,54,50,000/-** and amounts collected till date **(Up to 31.03.2022) is Rs.2,54,50,000/-.**

RSPH & ASSOCIATES FR No. 3013N Chartered Accountant

iii. iii. Amount withdrawn during the year 2021-2022 for this project is **(From A/c before RERA Application) Rs.Nil, From Specified designated A/c (70% A/c) Rs. 1,69,43,593/-, from other than specified designated A/c Rs. Nil, Total Rs. 1,69,43,593/-**and amount withdrawn till date **(From start of the project up to 31.03.2022)** is **Rs.1,69,43,593/-.**

iv. 4. We certify that the **M/s Sabh Infrastructure Limited,** has utilized the amounts collected for **"Villa Quinta's"** 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).**

Yours faithfully,
For RSPH and Associates
Chartered Accountants

RSPH & ASSOCIATES * FR No.3013N * Chartered Accountant

CA Paresh P. Sabadra
Partner
M.No.119544
UDIN: 22119544BFNEJB3034
Date: 15.12.2022
Place: Nashik

- **Notes:**
  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 M/s Sabh Infrastructure Limited 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. Estimated cost for the calculation of percentage of completion of project is provided by the Management.

IV. Percentage of completion is calculated as per total actual cost incurred as per books of accounts divided by the total estimated cost to complete the project as provided by the Management.

V. Promoter has withdrawn from Separate Account Rs. 1,69,43,593/- and used it for project whereas available withdrawal limit was Rs. 99,15,425/- as per the CA Certificate Dt. 11.01.2021.

VILLAGE PANCHAYAT
ASSAGAO
Assagao, Bardez - Goa
Phone : (0832) 2268218
Email : vpassagao@gmail.com

ग्रामपंचायत आसगांव
आसगांव, बार्देश – गोवा
फोन : (०८३२) २२६८२१८

Ref. No.: V.P. / Ass / 2022-23/ 171

Date : 22/04/2022

OCCUPANCY CERTIFICATE

(SEE SECTION 47 OF THE GOA PANCHAYAT RAJ ACT 1994)

In View of the resolution No. 3 (2) passed in Village Panchayat meeting dated 13.04.2022, permission is hereby granted to you to occupy the proposed construction of residential villas 1, 2, 3 and swimming pools constructed in the property bearing Survey No. 94/10 of Assagao permitted by this Panchayat on the following terms and conditions.

1. The Occupancy Certificate is issued based on the Completion Order granted by the Town Planner, vide their letter No. TPB/4691/Assg/TCP-2022/961 dated 02.03.2022 has confirmed that the construction is done as per approved plan.
2. The party should comply all the conditions laid down by Health Officer, PHC, Siolim.
3. The owner of the construction shall not cause nuisance to the surrounding arising from bad smell, gaseous or particulate emissions, discharge of effluent, noise, filth etc.
4. The solid/liquid wastes shall be disposed off by proper sanitary manner so as not to cause any nuisance to the surrounding areas.
5. The owner of the said construction shall co-operate with the Health & Pollution Control Authorities whenever they visit for sanitary site inspection and comply with the recommendations done by the Sanitary Inspector.
6. The builder/owner of the construction/building society shall repair/reconstruct the septic tank/soakpits, whenever there is a leakage/overflow of sewage/sewage water from the said septic tanks/soakpits.
7. Not to create any health hazard or environment pollution in the surroundings.
8. Not to create any mosquitogenic conditions like stagnant waters arising from the storage or from the improper drainage in and around the house.
9. The Panchayat has reserved the right to revoke the Occupancy Certificate if any illegality is found.

GRAM PANCHAYAT ASSAGAO - BARDEZ - GOA

SECRETARY
VILLAGE PANCHAYAT ASSAGAO

VILLAGE PANCHAYAT
ASSAGAO
Assagao, Bardez - Goa
Phone : (0832) 2268218
Email : vpassagao@gmail.com

ग्रामपंचायत आसगांव
आसगांव, बार्देश – गोवा
फोन : (०८३२) २२६८२१८

Ref. No.: V.P. / Ass /

Date : _____

The House Number allotted to the said project is as follows along with the house tax, light tax and garbage tax imposed.

H. No.	Villa No.	House Tax	Light Tax	Garbage Tax
317/12	1	2160	500	2000
317/13	2	2160	500	2000
317/14	3	2160	500	2000

SECRETARY
VILLAGE PANCHAYAT ASSAGAO

To

M/s Sabh Infrastructure Ltd.,

C.C. to:-

1. Applicant
2. Deputy Town Planner, TCP Department, Bardez, Goa.