



Gaurav Arora

B.Com., F.C.A., D.I.S.A. (ICA)
Partner

Off. cum Resi. : 362, Green Avenue, Amritsar.
(M) +91-98141-20585, +91-85679-75948
E-mail : gauravarora99@yahoo.co.uk

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

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
M/s. Oikos Ventures Private Limited
36/2, C/o Santosh Yadav,
Chimes Tower 1st Floor,
Vakil Market, Chanderlok, DLF Phase 4,
Gurgaon-122002, Haryana

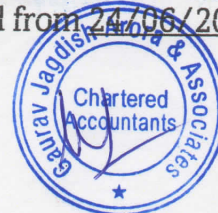
SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal **M/s. Oikos Ventures Private Limited**, hereinafter referred to as the "Promoter" for the Period from **24/06/2021** to **31/03/2022** with respect to the Project bearing Goa **RERA Reg. Number PRGO06211354**

We, Gaurav Jagdish Arora & Associates, Chartered Accountants (Firm Registration No.017453N), Tax Auditors/Statutory Auditors of **M/s. Oikos Ventures Private Limited** having its registered office at 36/2, C/o Santosh Yadav, Chimes Tower 1st Floor, Vakil Market, Chanderlok, DLF Phase 4, Gurgaon-122002, Haryana, have, for the purpose of issuing this certificate, examined the RERA Designated Bank Account No. 921020040987547 (AXIS Bank Ltd) for the period 24th June, 2021 to 31st March 2022 and other relevant information/documents and explanations provided to us by the **M/s. Oikos Ventures Private Limited** that were considered necessary in connection with issue of this certificate in respect of the Project '**Aranayam**' located at Village Assagao, Bardez, Bardez, North 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. 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 period from **24/06/2021** to **31/03/2022** and hereby certify that:



i. The Promoter has/have completed **18%** as specified in the Architect Certificate attached herewith, of the project titled **ARANAYAM**, bearing Goa RERA Reg. No. **PRGO06211354** located at plot bearing Survey No 171/10, Village Assagao, Bardez, North Goa, Goa.

ii. **Amount collected during the period in question for this project is Rs. 4659200 and amounts collected till date i.e. upto 31.03.2022 is Rs. 4659200.**

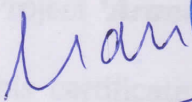
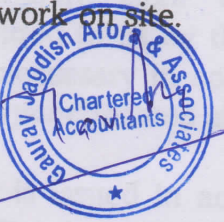
iii. **Amount withdrawn during the period in question for this project is Rs. NIL and amount withdrawn till date i.e. 31.03.2022 is Rs. NIL.**

4. I/We certify that the Promoter has/have utilized the amounts collected for **ARANAYAM** 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.

Exceptions:

1. The certificate has been drawn on the basis of total amount of money received from allottees of 'Aranayam' since the inception of the project until 31st March 2022. The method followed for this certificate is the total amount of money received from the allottees of the project and deposited in the RERA designated account and the total withdrawals made from the RERA designated account.

2. Further this certificate has been issued on the basis of limited review of the books of accounts and not on the basis of any site visit done as we are not technically qualified to perceive the progress of work on site for which we rely on the Architect certificate dated 31st March 2022 issued by Arch. Pooja Bali in Form I in respect of completion of work on site.

For Gaurav Jagdish Arora & Associates

Ca. Gaurav Arora, Partner

Membership No.: 098766

UDIN: 22098766BAKVIT2188

Date: 30/09/2022

Full Address: 362 Green Avenue Amritsar, Punjab 143001

Contact No. : 9814120585

Enclosure: Architect Certificate in Form I dt. 31/03/22 of Arch Pooja Bali

FORM 1

ARCHITECT'S CERTIFICATE

To,

Date: 31/03/2022

**M/s. Oikos Ventures Private Limited
36/2, C/o Santosh Yadav,
Chimes Tower 1st Floor,
Vakil Market, Chanderlok, DLF Phase 4 ,
Gurgaon-122002 , Haryana.**

Subject: Certificate of Percentage of Completion of Construction Work of "Aranayam" a residential villa project, situated on the plot bearing Survey No 171/10, property known as "Ganguerechem Bata " also known as "Gongere" , demarcated by its boundaries, By Survey No. 172/18,171/12 & 172/39 to the North, By Public road to the South, By Public road & Survey No 171/13, Survey No 171/11 to the East, By Survey No 171/9 ,171/8, 171/14, 171/16 and Survey No 171/17 to the West , of Village Assagao, Taluka and Sub District Bardez, Dist North Goa, Goa-PIN 403507, admeasuring 3950 Sq. mts area being developed by M/s. Oikos Ventures Private Limited .

Ref: Goa RERA Registration Number: PRG006211354

Sir,

I Arch. Pooja Bali have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of "Aranayam" a residential villa project, situated on the plot bearing Survey No 171/10, property known as "Ganguerechem Bata " or "Gongere" , of Village Assagao, Taluka and Sub District Bardez, Dist North Goa, Goa-PIN 403507, admeasuring 3950 Sq. mts area being developed by M/s. M/s. Oikos Ventures Private Limited .

Following technical professionals are appointed by Owner / Promoter :-

- (i) Smt Pooja Bali as Architect;
- (ii) Shri. Paresh Gaitonde as Structural Consultant;
- (iii) Shri Pramod Sharma as MEP Consultant;
- (iv) Shri Meghraj Jagadale as Site Supervisor

Based on Site Inspection, with respect to each of the Villa/Building 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 Villa/Building of the Real Estate Project as registered vide number

PRGO06211354 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 Table B.

Table A

Project “Aranayam”



Sr. No.	<u>Task/Activity</u>	<u>Percentage of work done</u>
1	Excavation	25%
2	_ Number of basement(s) and plinth	25%
3	_ Number of Podiums	
4	Stilt Floor	
5	_ Number of Slabs Of Super Structure	12%
6	Internal Walls, Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	0%
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	10%
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	0%
10	Installation of Lifts,Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, Protection, Paving of areas electro, Mechanical Equipments, Compliance to conditions of environment / CRZ NOC, Finishing to entrance Lobby/s, plinth appurtenant to Building/Wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion Certificate	0%
Overall Completion of the Project		18 %

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 and Footpaths'	Yes	0%	
2	Water Supply	Yes	0%	
3	Sewerage(chamber, Lines, Septic Tank, STP)	Yes	0%	
4	Storm Water Drains	Yes	0%	
5	Landscaping & Tree Planting	Yes	0%	
6	Street Lighting	Yes	0%	
7	Community Flat			
8	Treatment and Disposal of Sewage And Sullage water	Yes	0%	
9	Solid Waste Management & Disposal	Yes	0%	
10	Water Conservation , Rain water harvesting	Yes	0%	
11	Energy Management	No	0%	
12	Fire Protection And Fire safety Requirements	No	0%	
13	Electrical meter R room, Sub-station, Receiving station, Panels	Yes	0%	
14	Others (Option to Add more)			

Yours Faithfully

ARCH. POOJA BALI

Signature & Name (IN BLOCK LETTERS) of Architect

Council of Architecture Reg. No. CA/2007/40616