Vardhaman S. Bhandari
B.com, F.C.A.
CHARTERED ACCOUNTANTS
Office: 402, Space Anthem, Old Agra Road, Opp. State Bank of India, Near Samrat Hotel, Old C.B.S. , Nasik-422001
Ph. (0253) 2570173, 6637144, M.: 9823049067, E-mail :bhandari_vipul@yahoo.com
Resi. :Kashyapi-C, Row House No.3, Saubhagya Nagar, Gangapur Road, Nashik- 13, Ph.(0253) 2319743

FORM 6

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

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
Tushar L S Usgaonkar,
Shop No. 5, Shantadurga Housing Society,
Super Market, Ponda,
South Goa. Goa
403401

SUBJECT: Report on Statement of Accounts on project (**Enchanting Greens)** fund utilization and withdrawal by **Mr. Tushar L S Usgaonkar** hereinafter referred to as the "Promoter", for the Financial Year **01.04.2020 to 30.10.2020** with respect to the Project bearing Goa RERA Reg. Number **PRGO04180084**.

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 **Enchanting Greens** for the period ended **30.10.2020** and hereby certify that:

i. The Promoter has completed **100%** of the project titled **Enchanting Greens** bearing GoaRERA Reg. No. **PRGO04180084** located at **Survey No.209/1-A, S-1 Zone in ODP and Situated at Khadpabanda, Ponda, South Goa, Goa.**

ii. Amount collected during the Period **01.04.2020 to 30.10.2020 In Specified designated A/c (70% A/c) Rs.3,04,22,392/-, In other than designated account is 2,92,032/-, Total Rs. 3,07,14,424/-** and amounts collected till date **(Up to 30.10.2020) is Rs 9,23,08,784/-**.

VARDHAMAN S. BHANDARI
402,
Space Anthium,
Opp. SBI Bank
Near Samrat Hotel,
Old C.B.S.
Nashik-1
CHARTERED ACCOUNTANTS

iii. Amount withdrawn during the Period **01.04.2020 to 30.10.2020 from Specified designated A/c (70% A/c) Rs.2,81,76,342/-, from other than designated account is Rs.2,92,032/-, Total Rs.2,84,68,374/-** and amount withdrawn till date **(Up to 30.10.2020)** is **Rs.9,00,62,734/-.**

4. We certify that the **Mr. Tushar L S Usgaonkar** has utilized the amounts collected for **"Enchanting Greens"** 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.

For Vardhaman S. Bhandari
Chartered Accountants

Membership No.:42045
UDIN : 22042045AKODOC7896
Full Address: 402, Space Anthem, Old Agra Road, Opp. State Bank of India, Near Samrat Hotel, Old C.B.S., Nasik-422001

Place: Nashik

Date: 08.06.2022

- **Notes to Audit 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 **Mr. Tushar L S Usgaonkar**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. The promoter has obtained occupancy certificate from Ponda Municipal Council dated 30.10.2020 and the copy of the same is attached herewith.

South Goa Planning &
Development Authority.

G P D A

Ph:2731781
Ph:2714495

4th Floor, D Wing, Osia Commercial Arcade,
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref:-SGPDA/P/2985/27/20-21

Date:- 05/06/2020

COMPLETION CERTIFICATE

1) Development permission issued vide order no. **SGPDA/P/2985/31/15-16** dated **20/04/2015** **and revised vide No. SGPDA/P/2985/29/18-19** dated **23/05/2018** in the land situated at **Ponda** Sy No. **209/1-A.**

2) Completion Certificate issued on **08/01/2020** by Registered **Architect, Mr. Brayan Soares, Reg. No. AR/0031/2010.**

3) Completion of Development checked on **07/05/2020** by **Smt. Sanjivani Gaonkar.**

D'man Gr. I

4) Infrastructure tax is paid vide Challan no. **1T/321** dated **15/04/2015** for an amount of **Rs. 95,0960/-**

5) Your development is found completed with respect to the following i.e.
Building B-4, basement floor, stilt floor, 1st floor 3 flats 2nd floor 4 flats, 3rd floor 4 flats, 4th floor 4 flats & 5th floor 4 flats.
Building B-5, basement floor, stilt floor, 1st floor 4 flats 2nd floor 4 flats, 3rd floor 4 flats, 4th floor 4 flats & 5th floor 4 flats for residential use only & Club House.

6) This Certificate issued with the following conditions:-
(a) The use of buildings should be strictly as per approval.

(b) All parking spaces/garages if any, should be used for parking of vehicles only and should not be converted for any other use.

(c) No attachment/alteration to the building shall be carried out and the building shall not be occupied unless the occupancy certificate is obtained from the concerned Municipality/~~Panchayat~~ on presentation of this order.

(d) This Certificate is issued based on the parameter of setbacks, height of the building, coverage F.A.R. and parking requirement only. The internal details / changes, sanitary requirement, etc. shall be seen by the Municipality/~~Panchayat~~ before issuing Occupancy Certificate.

EPBAX – 2312512
Chairperson – 2315006

स्वच्छ भारत
एक कदम स्वच्छता की ओर
Swachh Bharat-Nital Goem

PONDA MUNICIPAL COUNCIL
PONDA - GOA

Ref. No. PMC/TECH/OCC/ 14 /20-21 Date: 30 / 10 /2020

OCCUPANCY CERTIFICATE

Occupancy Certificate is hereby granted for Building B-4 and B-5 comprising of Basement floor, Stilt Floor, First Floor, Second Floor, Third Floor, Fourth Floor and Fifth Floor approved vide Licence No.**03/2016-2017** dated **12/04/2016** in Survey No.**209/1-A,** situated at **Khadpaband, Ponda, Goa** subject to the following conditions:-

1. All conditions stipulated in the Completion Order No. **SGPDA/P/2985/27/20-21** dt.**05/06/2020** Development Permission Order No. **SGPDA/P/2985/31/15-16** dt.**20/04/2015 & Revised No. SGPDA/P/2985/29/18-19** dt.**23/05/2018** from SGPDA and Construction License No. **03/2016-2017** dated **12/04/2016** should be strictly adhered to.
2. This Certificate shall be treated as NOC for obtaining Water and Power (Electricity) connection.
3. Ponda Municipal Council shall not be hold responsible for property litigation/dispute regarding the encroachment around the property and the owner of the property shall resolve their dispute on their own.

Occupancy is hereby certified for Building B-4 and B-5 comprising of following for residential use only.

Building B-4		Building B-5	
Basement floor	for Car Parking	**Basement floor**	for Car Parking
Stilt Floor	for Car Parking	**Stilt Floor**	for Car Parking
First Floor	3 Flats, No. 101 to 103	**First Floor**	4 Flats, No. 101 to 104
Second Floor	4 Flats, No. 201 to 204	**Second Floor**	4 Flats, No. 201 to 204
Third Floor	4 Flats, No. 301 to 304	**Third Floor**	4 Flats, No. 301 to 304
Fourth Floor	4 Flats, No. 401 to 404	**Fourth Floor**	4 Flats, No. 401 to 404
Fifth Floor	4 Flat s, No. 501 to 504	**Fifth Floor**	4 Flat s, No. 501 to 504

PONDA MUNICIPAL COUNCIL

(Kedar A. Naik)
Chief Officer

To,

1. M/s Maharudra Real Estate,
Shop No. 3, Shantadurga Housing Society,
Super Market, Ponda – Goa.

2. Member Secretary,
South Goa Planning and Development Authority,
4th Floor, D wing, Osia Commercial Arcade,
Margao-Goa

3. The Assistant Engineer,
Sub Div – IV, WD III, (PHE – North),
PWD, Daag, Ponda – Goa

4. The Asst. Engineer,
Electricity Department,
Sub-Div. I (O&M), Div. X, Curti, Ponda-Goa.

5. CPT Section