



# M/s Pratik D. Jain & Associates

Chartered Accountants

Office No.7, Madhumalati Market, Above HDFC ATM, Sarda Circle, Nashik-422001.

Email: [capratikdilupjain@gmail.com](mailto:capratikdilupjain@gmail.com)

Mob: 8999584256

**FORM 6**  
**[See Section 4(2)(I)(D)]**  
**Annual Report on Statement of Accounts**

To,  
Damodar Alias Chirag Datta Naik,  
Cd Fountainhead,  
Murida, Fatorda,  
South Goa,  
Goa – 403601.

**Subject:** Report on Statement of Accounts on ‘**CD Picasso B**’ fund **utilization** and **withdrawal** by Damodar Alias Chirag Datta Naik for the period **from 01/04/2021 to 31/03/2022** with respect to project GOA RERA Registration Number **PRGO09190864**.

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 Damodar Alias Chirag Datta Naik for the period ended **31/03/2022** and hereby certify that:

i Damodar Alias Chirag Datta Naik have completed **54.92%** till **31/03/2022** of the project titled ‘**CD Picasso B**’ GOA RERA Registration No. **PRGO09190864** located at **Chalta No. 65, P.T. Sheet No. 196, CD Picasso B Aquem Margao, Salcete Goa 403601**

ii Amount collected during the Financial Year 2021-22 **Rs.6,97,500/-** and amounts collected till date (Up to **31/03/2022**) is **Rs.62,77,500/-**.

iii. Amount Withdrawn during the Financial Year 2021-22 **Rs.6,97,500/- and amounts withdrawn till date (Up to 31/03/2022) is Rs.62,77,500/-.**

4. We certify that the Damodar Alias Chirag Datta Naik has utilized the amounts collected for 'CD Picasso B' project only for that project and the withdrawal from the designated bank account of the said project has been in accordance with the proportion to the percentage of completion of the project. [See Note III]. *The promoter has maintained single designated bank account in Yes Bank A/c for both the project i.e., "CD Picasso A" and "CD Picasso B". However, the promoter has obtained occupancy certificate for the project "CD Picasso B" dated 25.04.2023 and for project "CD Picasso A" dated 09.05.2024.*

**Yours faithfully,**

For Pratik D. Jain & Associates  
Chartered Accountants



CA Pratik D. Jain

Designation: Proprietor

Membership No. 610534

FRN 157225W

UDIN: **24610534BKAIPX9249**

Date: 26/08/2024

Place: Nashik

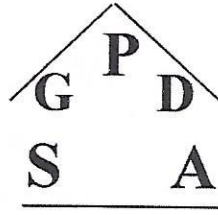
• **Notes to Audit Report:**

- 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 Damodar Alias Chirag Datta Naik 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 self-certification obtained from the management, the amounts withdrawn/utilized from the designated bank account are utilized towards project cost only. While certifying on utilization, we have relied on the expenditure as per books of accounts produced before us which shows that the expenditures incurred on the project are more than total amount collected from the customers till the end of financial year on cumulative basis.
- iv. Estimated cost for the calculation of percentage of completion of project is provided by the Management.
- v. Percentage of completion is calculated as per total actual cost incurred as per books of accounts divided by the latest total estimated cost to complete the project as provided by the Management.
- vi. The promoter has received the completion certificate for the project CD Picasso B from South Goa Planning and Development Authority dated 04/11/2022 and the Occupancy Certificate from Margao Municipal Council- Margao Goa dated 25/04/2023. The copy of the same is attached herewith.

**South Goa Planning &  
Development Authority.**



Ph:2731781

Ph:2714495 4<sup>th</sup> Floor, D Wing, Osia Commercial Arcade,  
Near S G.P.D.A. Market Complex, MARGAO – GOA.

Ref.: SGPDA / P /6131/ 1199 / 22-23

Date: 04/11/2022

**COMPLETION ORDER**

Completion is hereby certified for **Construction of building** located in the land situated at **Aquem, Margao of Chalta No. 65 of P.T.S. No. 196** as per the Development permission issued **vide Order no. SGPDA/P/6131/3153/18-19 dated 12-02-2019 and revised vide Order no. SGPDA/P/6131/1885/19-20 dated 02-03-2020.**

Completion Order issued on **02-06-2022** by Registered Engineer, **Shri. Datta Kare, Reg. No. SE/0003/2017.**

Completion of Development checked on **17-10-2022** by **Shri. Damodar Naik, (Planning D'Man Gr. I).**

Structural Stability Certificate issued on **02-06-2022** by Registered Engineer, **Shri. Datta Kare, Reg No. SE/0003/2017.**

Infrastructure tax is paid vide **Challan no. IT/101 dated 25-01-2019** for an amount of **Rs. 20,22,024/-**

This order issued with the following conditions: -

- (a) The use of bungalow should be strictly as per approval granted.
- (b) 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 on presentation of this order.
- (c) This order 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 before Issuing Occupancy Certificate.
- (d) As regards to the validity of conversion sanad, renewal of license, the same shall be confirmed by the Municipality before issuing Occupancy Certificate.
- (e) The Completion Order is issued from the planning point of view only as regards to structural stability and safety of all, concerned owner and his Engineer shall be solely responsible and the Member Secretary and his all officials are indemnified and kept indemnify forever against any civil and or criminal liabilities and for any kind of liability, whatsoever in the event of any untoward incidents or structural failure/collapse. This will hold good (and will be valid) even in case some of any prescribed documents inadvertently are not on records not received by the Authority or wrongly submitted by the applicant/applicant's representative.



- (f) As regards complaints pertaining to encroachments, Judicial Orders/directives and other legal issued, the same may be verified and confirmed by the concerned Municipality, before issuing Occupancy Certificate.
- (g) No alteration/changes shall be carried out in the constructed and completed building, subsequent to issue of this Completion Order, the local authority shall confirm about the same.

**(Damodar Naik)**  
**Planning D'Man Gr. I**



**(Shaikh Ali Ahmed)**  
**Member Secretary**

**To,**  
**Mrs. Anjali Anant Naik & others,**  
**C/o Common Wealth Developers Pvt. Ltd,**  
**CD Fountainhead, Opp. CD Countryside,**  
**Murida, Fatorda-Goa.**

- Copy to:-
- a) Chief Officer, MMC, Margao- Goa,
  - b) Office Copy
  - c) Guard file.

**MARGAO MUNICIPAL COUNCIL  
MARGAO GOA**

Ref. No.3 (OC) 1/23-24/TECH/89

Date: 25/04/2023

**OCCUPANCY CERTIFICATE**

Occupancy Certificate is hereby granted for the residential building 'B' comprising Stilt floor + 7 floors approved vide Licence No. A/09/2019-20 dated 30/04/2019 in the property bearing Chalta No. 65 of P. T. Sheet No. 196 situated at Aquem, Margao Goa subject to the following conditions:-

1. All conditions stipulated in the completion Order of PDA/Technical clearance Order from SGPDA vide No. SGPDA/P/6131/3153/18-19 dated 12/02/2019 & Revised Order No. SGPDA/P/6131/1885/19-20 dated 02/03/2020 should be strictly adhered to.
2. This certificate shall be treated as NOC for obtaining water and power connection.
3. This Occupancy certificate is issued based on Completion order of SGPDA/P/6131/1199/22-23 dated 04/11/2022 and the Structural Stability Certificate dated 17/02/2023 of Licencee's Engineer Shri. Datta R. Kare and he shall be solely responsible for the stability and safety of all structure.
4. Schedule of units granted occupancy vide this certificate is as below:

**Building -B**

- a) Stilt floor Parking No. P1 to Parking No. P19.....for parking purpose.
- b) First floor Flat No. B-101 to Flat No. B-103.....for residential use.
- c) Second floor Flat No. B-201 to Flat No. B-203.....for residential use.
- d) Third floor Flat No. B-301 to Flat No. B-303.....for residential use.
- e) Fourth floor Flat No. B-401 to Flat No. B-403.....for residential use.
- f) Fifth floor Flat No. B-501 to Flat No. B-503.....for residential use.
- g) Sixth floor Flat No. B-601 to Flat No. B-603.....for residential use.
- h) Seventh floor Flat No. B-701 & Society Office.....for residential use.





Chief Officer,

Margao Municipal Council

To,  
Mrs. Anjali Anant Naik & Others  
CD Picasso B,  
Near Gujrati Samaj Hall,  
Aquem, Margao-Goa.

Copy to,

1. The Member Secretary, PDA, Margao, Goa.
2. Asst. Engineer, W. D.IX, PWD, Margao, Goa.
3. Asst. Engineer, Electricity Department, Sub Div-VI, Aquem, Margao, Goa.
4. Taxation Section.