

FORM 6
[See Section 4(2)(I)(D)]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
The Designated Parter,
M/s Kapoor Infratech LLP,
11/143-144, Basement Malviya Nagar,
New Delhi.

Subject: Report on Statement of Accounts on project “**Green Residences**” fund utilization and withdrawal by **M/s Kapoor Infratech LLP**, hereinafter referred to as the “Promoter”, for the Financial Year Ending **01.04.2022** to **31.03.2023** with respect to the Project bearing Goa RERA Reg. Number **PRGO06180483**.

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 “**Green Residences**” for the period ended **31.03.2023** and hereby certify that:

i. The Promoter has completed **78.40%** of the project titled “**Green Residency**” bearing Goa RERA Reg. No. **PRGO06180483** located at **Plot Bearing PTS No. 107/ Chalta No. 12-A, At Mapusa, North Goa**.

ii. Amount collected during the year 2022-23 for the project in question **In Designated Bank A/c Rs.1,49,69,000/-, In other than Designated Bank A/c Rs.7,91,842/-, Total Rs.1,57,60,842/-** and amounts collected till date (**From the start of the project up to 31.03.2023**) is **Rs.7,03,12,638/-**

iii. Amount withdrawn during the year 2022-23 for this project **From Designated Bank A/c Rs.1,49,69,000/-, From other than specified designated A/c Rs.7,91,842/-, Total Rs.1,57,60,842/-** and amount withdrawn till date (**From start of the project up to 31.03.2023**) is **Rs.7,03,12,638/-**

4. We certify that **Kapoor Infratech LLP** has utilized the amounts collected for “**Green Residences**” 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. **[See Note No. III]**. The amount withdrawn/utilized during the year 2022-23 from the designated bank account are not in accordance with the withdrawal limit as per Form 4 i.e., CA certificate. Since as per contention of the promoter completion order is obtained dtd.09.11.2020 and part occupancy certificate dtd.10.03.2021.

Yours faithfully,
For RSPH and Associates
Chartered Accountants
FRN: 003013N



CA Paresh P. Sabadra
Partner
M.No.:119544
UDIN: 24119544BJZWVK6488
Date:16.05.2024
Place: Nashik

• **Notes to Annual 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 by M/s Kapoor Infratech LLP 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 information obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only. However, it is not possible for us to verify the end use of funds withdrawn from designated bank account on one-to-one basis since the requisite record for such verification is not available with us. But 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 customers till the end of financial year on cumulative basis.
- IV. Estimated cost for the calculation of percentage of completion is given by the management.
- V. 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. We have relied on Audited Financial statements produced before.
- VI. We have also relied on previous RERA annual report for reporting the figures of cumulative collections and withdrawals as on 31.03.2023.
- VII. As per RERA web portal, project consists of 36 Flats. However, as per contention of the management, due to PIL filed by villagers in Goa High Court since 2018, 12 flats could not be constructed on third and fourth floor which is depending on the decision of the high court which is presently unforeseen. For remaining 24 units, promoter has obtained completion certificate from North Goa Planning and Development Authority dated 09.11.2020 and Part Occupancy certificate from Mapusa Municipal Council dated 10.03.2021 as per copy uploaded on RERA web portal.

MAPUSA MUNICIPAL COUNCIL,
MAPUSA-GOA.

Ref. No. MMC/ENGG/27/1944/2021

Date: 10/03/2021

PART OCCUPANCY CERTIFICATE

Occupancy certificate is hereby granted for the residential building approved vide Original Construction Licence No. 31; dated 09/11/2015, Renewal Licence No. 82 dated 25/02/2021 in Property bearing Chalta No.12-A of P.T. Sheet No. 107 at Pedem, Mapusa, Bardez - Goa subject to the following conditions:-


- i) All conditions stipulated in the completion Order of NGPDA/Technical clearance Order from NGPDA should be strictly adhered to.
- ii) This certificate shall be treated as NOC for obtaining Power and Water connection.
- iii) Details of portion of building released for occupation : Construction of stilt floor, upper ground floor, first Floor, Second Floor only of the Residential Building. (R.C.C. Framed Structure building) are :

| Floor | Built Up Area |
|--------------------|----------------------------------|
| Stilt floor | 630.00 m2 (stilt parking) |
| Upper Ground floor | 745.14 m2 (Residential purpose) |
| First Floor | 745.14 m2 (Residential purpose) |
| Second floor | 745.14 m2 (Residential purpose) |
| Total | 2865.42 m2 |

Note:

- This Part Occupancy Certificate is issued based on the Structural Stability Certificate dated 31/12/2020 from Engineer Mr. Paresh Gaitonde (TCP Reg. No.ER0057/2010) and Completion Certificate dt. 16/09/2020 from Architect Mr. Bryan J. Soares (TCP Reg. No.AR/0031/2010)
- This Part Occupancy Certificate has been approved based on the Completion Certificate issued by the Member Secretary, NGPDA bearing Ref. No. NGPDA/M/1445/2061/2020; dated 09/11/2020.
- This Part Occupancy Certificate has been approved based on the NOC issued by the Health Officer, Urban Health Centre, Mapusa, vide Ref. No. UHCM/NOC-OCCUP/2020-21/1491 dtd. 04/12/2020.
- This Part Occupancy Certificate is granted based on NOC issued by P.W.D., Mapusa vide Ref: No. PWD/D.XVII(PHE-N)/SD.II/F.10/950/20-21; Dtd. 11/01/2021.




(Clen Madeira)
Chief Officer
Mapusa Municipal Council

- This Part Occupancy Certificate has been approved based on NOC issued by Electricity Dept. vide Ref. No. AE-I(U)/O&M/2020-21/Tech-40/2184; dt. 29/12/2020.
- This Part Occupancy certificate is issued based on the condition that OWNER / DEVELOPER / LICENCEE and HIS ENGINEER shall be solely responsible for the structural stability of the structure and safety of all occupants of the building / all concerned and the Chief Officer or officials of this Council are hereby indemnified and kept indemnified forever against any civil, criminal liabilities or any other kind of liabilities in the event of any untoward incident or structural failure/collapse of the building.
- Occupants shall independently verify the Structural Liability Certificate and Structural Stability Certificate issued by Licensee's Engineer before executing Sale Deed or taking over possession of any kind of units for which Occupancy Certificate is granted vide this Certificate before occupying the premises.
- The premises should not be used for purpose other than mentioned in this certificate except with due permission of the Council.
- The Licensee shall make necessary arrangement for disposal of solid waste by constructing composting unit / recycling unit / home composting.
- Basement / Garages / Stilt parking places should be used strictly for parking of vehicles only and the same shall not be converted for any other use / purpose.
- Drain water and septic tank water should be given proper outlets for disposal and hygienic condition surrounding the building should be maintained by you at your own cost (under sec. 203 (1) of Goa, Daman & Diu Municipalities Act 1968).
- Fees for O.C. of Rs.42,000/- is paid vide receipt No.17308 ; dt.25/02/2021.
- Fees for NOC for Water connection of Rs.200/- & Fees for NOC for Power connections of Rs. 4800/- is paid vide receipt No. 17309; dt.25/02/2021.
- Fees for providing garbage bin (2 nos of 24 litres each) of Rs. 9000/- is paid vide receipt No. 17310; dt. 25/02/2021.



(Signature)
 (Clerk Madeira)
 Chief Officer
 Mapusa Municipal Council

To,
 ✓ M/s. Kapoor Infratech LLP.,
 C/o Bryan Soares,
 G-1, Vikas Building Near Pharmacy College,
 18th June Road, Panaji-Goa.

- Copy for information to
- The Member Secretary, NGPDA, Panaji-Goa.
 - The Asst. Engineer, Office of the Assistant Engineer, Sub-Div.III, DXVII (PHE N), PWD, Mapusa - Goa.
 - The Asst. Executive Engineer, Office of the Sub-Divisional Engineer, Sub Division I (U), Electricity Dept., 1st Floor, Vidyut Bhavan, Division VI, Ansabhat, Mapusa, Bardez - Goa.
 - The Health Officer,
 Urban Health Center, Mapusa, Goa..... for information

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY
Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

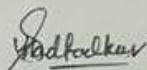
Ref. No. NGPDA/M/1445/ 2061 /2020

Date: - 9 NOV 2020

MAPUSA PLANNING AREA

COMPLETION CERTIFICATE

1. Development permission issued by vide order no. NGPDA/M/1445/2821/2017 dated 12/01/2017 (Revised) situated at Mapusa, bearing Chalta No. 12-A of P.T. Sheet No. 107.
2. completion Certificate issued by Registered Architect/ Engineer Shri. Bryan J. Soares dated 16/09/2020.
3. Completion of Development checked on 26/10/2020 by Shri. Sandeep Y. Hadfadkar (Planning Assistant)
4. Infrastructure Tax Rs. 6,97,632/- paid earlier vide Challan no. M-80 dated 12/12/2016 and Rs. 29,93,392/- vide Challan no. M-13 dated 03/07/2019.
5. Your development has been checked and found partly completed and Completion is issued for Construction of Stilt floor, Upper Ground floor, first floor and second floor only of the Residential building.


Sandeep Y. Hadfadkar
(Planning Assistant)

6. This Certificate is issued with the following conditions:
 - (a) This Certificate is issued based on the parameters 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.
 - (b) Enclosing of balconies, open terraces is not permitted at any point of time. Garages/stilt parking places should be used strictly for parking of vehicles only.
 - (c) The basement/Garage/ stilt parking places should be used strictly for parking of vehicles only as per the approved plan dated 12/01/2017 (Revised) (MMC license dated 23/02/2018)
 - (d) This certificate should not be construed as final permission for occupying the building. This shall not exempt the applicant from taking permissions/fulfilling the requirements such as conversion sanad under LRC and NOC from Directorate of Fire Services, Infrastructure charges to be paid.
 - (e) The Completion Certificate is issued based on Structural Stability Certificate issued by the Engineer Shri. Paresh Gaitonde (TCP Reg. No. ER/0057/2010)


(R.K.PANDITA) 9/11/2020
MEMBER SECRETARY

To,
Kapoor Infratech LLP,
C/o. Bryan Soares,
G-1, Vikas Building Near Pharmacy Collage,
18th June road, Panaji Goa.

