



Vardhaman S. Bhandari

B.com.F.C.A.

CHARTERED ACCOUNTANTS

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FORM 6

[See Section 4(2)(1)(D)]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
Models Leisure Ventures,
7th Floor, Karim Mansio,
Behind Goa College of Pharmacy,
St. Inez, Panaji, North Goa.

Subject: Report on Statement of Accounts on project '**Models Centrium**' fund utilization and withdrawal by **Models Leisure Ventures**, hereinafter referred to as the "Promoter" for the period ending from **01.04.2020** to **09.11.2020** with respect to the Project bearing Goa RERA Reg. Number **PRGO04180201**.

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 **Models Centrium** for the period till **09.11.2020** and hereby certify that:

i. The Promoter has/have completed **100 %** of the project titled **Models Centrium** bearing Goa RERA Reg. No. **PRGO04180201** located at **Near Models Legacy, Borbhat, Taleigao, Tiswadi, North Goa**.

ii. Amount collected during the period **01.04.2020** to **09.11.2020** In Specified designated A/c (70% A/c) Rs.79,98,000/- and amounts collected till **09.11.2020** i.e. up to occupancy certificate is Rs. 3,54,49,190/-.

iii. Amount withdrawn during the period **01.04.2020** to **09.11.2020** from Specified designated A/c (70% A/c) Rs. 79,45,265.50 and amount withdrawn till **09.11.2020** i.e. up to occupancy certificate is Rs. 3,53,96,455.50/-.



4. We certify that the Models Leisure Ventures has utilized the amounts collected for "Models Centrium" 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.

Yours faithfully,

For

Chartered Accountants

V. S. Bhandari



CA Vardhaman S. Bhandari

Designation: Partner

Membership No. 42045

UDIN: 22042045ARYDOU7229

Place: Nashik

Date: 26-04-2022

Notes to Audit Report:

1. 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.
2. It is the primary responsibility of the management of Models Leisure Ventures 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.
3. As per information obtained from the management, the amounts withdrawn 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 withdrawn from the separate bank account till the end of financial year on cumulative basis.
4. The promoter has obtained occupancy certificate from Office of Village Panchayat, Taleigao dated 09th November, 2020 and therefore the percentage of completion is shown as completed. The copy of occupancy certificate is attached herewith.

GREATER PANAJI PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st Floor, Mala Link Road, Panaji – Goa.

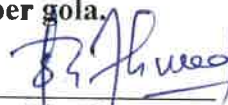
REF: GPPDA/173/Tal/ 891/2018

DATE:

15 NOV 2018


Completion Certificate

1. Technical Clearance Order issued vide order No. NGPDA/1931/815/2018 dated 17.10.2018 in the land situated at Taleigao Village bearing Survey No. **102/1 (portion B)** Plot No.----- of Taleigao village.
2. Completion Certificate issued by Registered Architect Shri. Amaro Fernandes Reg No. TCP/AR/0016/2013 Dated 20.10.2018.
3. Structural stability certificate issued by Reg. Eng Pascoal Barbosa Noronha Reg No. TCP/ER/0077/2010 Dated 28.09.2018.
4. Completion of Development checked on **02.11.2018** by **Shaikh Ali Ahmad Dy. Town Planner**
Infrastructure Tax of ₹ **1,25,272/-** paid vide challan No. **T-44** dated **09.10.2018**.
5. Your development has been checked and found completed and completion Certificate is issued for: Construction of **Commercial Building with reference to the following**
 - a) **Basement floor for CCTV room, Strong room & Office room.**
 - b) **Ground floor, partly shop & partly stilt lobby.**
 - c) **Upper ground floor for office & mezzanine floor.**
 - d) **First, Second & Third floor for office purpose.**
 - e) **Fourth floor & Fifth office purpose.**
 - f) **Sixth floor kitchen/ Restaurant and open terrace with per gola.**
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 as per the approved plan dated
 - (c) 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.


Shaikh Ali Ahmad
(Dy. Town Planner)

To,
Models Leisure Ventures,
7th Floor, Karim Mansion,
Behind Goa College of Pharmacy,
Panaji, Goa- 403001




(R. K. PANDITA)
MEMBER SECRETARY