

**J. M. VERLEKAR & CO.**  
CHARTERED ACCOUNTANTS

JANARDAN M. VERLEKAR  
B.A. (Hons) F.C.A.  
BHUSHAN J. VERLEKAR  
B.Com., F.C.A., DISA

205, C. D. Blue Chip,  
Isidora Baptista Road,  
Pajifond, Margao – Goa 403601  
Tel./Fax. Off: (0832) 2702609  
Res: (0832) 2750598  
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**FORM 6**  
[See Section 4(2)(I)(D)]

**ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS  
STATUTORY AUDITOR OF THE PROMOTER/PROMOTER'S COMPANY /  
FIRM/BUSINESS ENTITY)**

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

To,  
NIRMAL ESTATE  
F-23, Nirmal Residency,  
Tilamol, Quepem – Goa

**SUBJECT:** Report on Statement of Accounts on project fund utilization and withdrawal by NIRMAL ESTATE (Name of The Company/Promoter), hereinafter referred to as the "Promoter", for the Financial Year (Period) Ending 01-04-2022 to 31-03-2023 with respect to the Project bearing Goa RERA Reg. Number PRGO07201122.

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 financial year/period from 01-04-2022 to 31-03-2023 and hereby certify that:

i. The Promoter has/have completed 100% of the project titled NIRMAL VALLEY (Name) bearing Goa RERA Reg. No. PRGO07201122 located at Xeldem Village, Quepem, Tilamol - Goa.

ii. Amount collected during the year/period in question for this project is Rs. 1,40,34,717/- and amounts collected till date is Rs. 1,40,34,717/-



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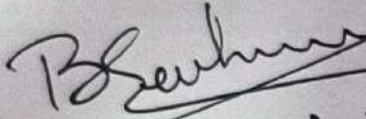
Mobile: 9822385403

Email: [bhushan\\_1983@rediffmail.com](mailto:bhushan_1983@rediffmail.com)

iii. Amount withdrawn during the year/period in question for this project is Rs. 7,05,164/- and amount withdrawn till date is Rs. 7,05,164/-

4. I/We certify that the Promoter has/have utilized the amounts collected for NIRMAL VALLEY 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 J. M. Verlekar & Co.  
Chartered Accountants



Name of the Signatory: CA Bhushan J. Verlekar  
Membership No.: 134651

UDIN - 24134651BKBTW08327

Date: 13/02/2024

Place: Margao - Goa

Full Address: 205, C D Blue Chip,  
Isidora Baptista Road, Pajifond,  
Margao – Goa 403601

Contact No. : 0832-2702609

E mail: [bhushan\\_1983@rediffmail.com](mailto:bhushan_1983@rediffmail.com)

Annexure A

Statement for calculation of Receivables from the Sales of the Completed Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area in Sq. Mts.	Unit Consideration as per Agreement / Letter of Allotment (Rs.)	Received Amount (Rs.)	Balance Receivable (Rs.)
1	Flat F-2	64.06	34,00,000/-	34,00,000	00
2	Shop GS-2	17.91	16,62,400/-	16,62,400	00
3	Flat S-2	64.06	32,00,000/-	18,72,317	13,27,683
4	Flat S-3	58.16	34,00,000/-	34,00,000	00
5	Flat F-3	58.16	37,00,000/-	37,00,000	00
<b>Total Received</b>				<b>1,40,34,717</b>	<b>13,27,683</b>

Unsold Inventory

Ready Recknor Rate or Rate as ascertained by a registered valuer on the date of issuance of Certificate of the Residential & Commercial premises :

Rs. 25,000/- per Sq. Mt.

Sr. No.	Flat No.	Carpet Area in Sq. Mts.	Unit Consideration as per Ready Recknor Rate (ASR) or as ascertained by the registered valuer on the date of issuance of Certificate
1	Flat F-1	58.16	14,54,000
2	Flat S-1	58.16	14,54,000
3	Shop GS-1 & GG-1	28.26	7,06,500
4	Shop GS-2 & GG-2	28.26	7,06,500
5	Shop GS-3 & GG-3	28.26	7,06,500
6	Shop GS-5	24.17	6,04,250
7	Shop GS-6 & GG-6	28.26	7,06,500
8	Shop GS-7 & GG-7	28.26	7,06,500
9	Shop GS-8 & GG-8	28.26	7,06,500

