



FORM 6

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

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
M/s Palmeira Construction
HOUSE NO.737, GANAPOGA, RAIA, South Goa, Goa

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by

M/s. Palmeira Construction hereinafter referred to as the "Promoter", for the Financial Year Ending **1st April 2023** to **31st March 2024** with respect to the Project bearing Goa RERA Reg. Number **PRGO01201031**.

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 have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of the Promoter for the financial year from **1st April 2023** to **31st March 2024** and hereby certify that:
 - i. The Promoter completed **100 %** of the project titled **CHRYSANthemUM, FATORDA** bearing GoaRERA Reg.No. **PRGO01201031** located at **BEHIND DURGA PETROL PUMP, FATORDA, South Goa**.
 - ii. Amount collected during the year in question for this project is **Rs. 35,50,000.00/-**.
 - iii. Amount withdrawn during the year in question for this project is **Rs. 37,20,000.00/-**.



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4. I certify that the Promoter has utilized the amounts collected for **CHRYSANthemum, FATORDA** 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.



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Place: Margao - Goa

Date: 28th September, 2026

CA. Nancy Mascarenhas
Chartered Accountant
Memb. No. 166645

UDIN: 26166645TQMYAP4214

M/s PALMEIRA CONSTRUCTION

House No. 737, Ganapoga, Raia
South Goa, Goa 403720

PROFIT & LOSS ACCOUNT
FOR THE PERIOD 1ST APRIL, 2023 TO 31ST MARCH, 2024

To Opening Work in Progress	5,104,385.00	By Sale Receipts	3,550,000.00
		" Interest Received	650,359.00
To Purchases	229,970.00		
		By Closing Work in Progress	1,904,256.00
To Direct Expenses			
" Cost of Land Sold	-		
" Fabrications	-		
" Contract Works	72,000.00		
" Plumbing & Electricals works	-		
" Painting Works	-		
" Labour Charges	-		
To Indirect Expenses			
" Administrative Expenses	381,013.27		
" Depreciation	12,000.00		
" Travelling & Conveyance	100,000.00		
" Professional Fees	29,500.00		
" Remuneration & Interest to Partners	-		
" Net Profit c/d	175,746.73		
Total Rs.	6,104,615.00	Total Rs.	6,104,615.00


CA. Nancy Mascarenhas
Chartered Accountant
Memb. No. 166645
Date : 28th September, 2026
Place : Margao - Goa
UDIN: 26166645TQMYAP4214

FOR M/s PALMEIRA CONSTRUCTION

Partners

M/s PALMEIRA CONSTRUCTION

House No. 737, Ganapoga, Raia
South Goa, Goa 403720

BALANCE SHEET AS AT 31ST MARCH, 2024.

LIABILITIES	Rs.	P.	Rs.	P.	ASSETS	Rs.	P.	Rs.	P.
CAPITAL ACCOUNT: Bal B/f. Add: Net Profit during the year Add: Capt Current A/c Less: Drawings during the year	11,652,727.25 175,746.73 6,721,277.24 18,194,651.06				FIXED ASSETS: Fixed Deposits Less: Dep	40,000.00 12,000.00		28,000.00	
CURRENT LIABILITIES: Sundry Creditors Adv from Customers				355,100.16	INVESTMENTS: Fixed Deposits Mutual Funds Other Investments	65,041.00 32,000.00 -		97,041.00	
LOANS AND ADVANCES: Unsecured Loans Advances	71,041.46 3,750,000.00 7,499,481.00 1,732,000.00		3,821,041.46		CURRENT ASSETS: Closing Work in Progress Advances & Provisions Sundry Debtors Plot at Kesarwal Plot at Bac Bhat Raia Plot at Fatorda Plot No. 3 at Raia Balance with Tax Authorities Balance with Banks Cash in Hand	1,904,256.00 160,000.00 4,693,535.48 200,000.00 1,916,304.00 3,130,577.25 463,110.00 139,066.00 629,042.79 46,690.10		13,282,581.62	
	Total Rs.		13,407,622.62		Total Rs.			13,407,622.62	

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For M/s PALMEIRA CONSTRUCTION

Partners



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CA. Nancy Mascarenhas
Chartered Accountant
Mem. No. 166645
Date : 28th September, 2026
Place : Margao - Goa

UDIN: 26166645TQMYAP4214



FORM 4
(See Rule 5 (1) (a) (ii))
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project

GoaRERA Reg No.-PRGO01201031

Sr. No.		Particulars	Amount (Rs.)	
			Estimated	Incurred
1	i.	Land Cost :		
		a. Acquisition Cost of Land or Development Rights, lease Premium,	14,500,000	14,500,000
		OR		
		Value of Land as ascertained from ASR prepared under the provisions	-	-
		b. Amount of Premium payable to obtain development rights, FAR,	1,074,802	1,074,802
		c. Acquisition cost of TDR (if any)		
		d. Amounts payable to State Government or competent authority or	1,160,410	1,160,410
		f. Land Premium payable as per annual statement of rates		
		g. Under Rehabilitation scheme:		
		(i) Estimated construction cost of rehab building including site		
		(ii) Actual Cost of construction of rehab building incurred as per the		
		Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
		(iii) Cost towards clearance of land of all or any encumbrances		
		(iv) Cost of ASR linked premium, fees, charges and security deposits		
		Sub-Total of LAND COST	1(i)...	16,735,212
	ii.	Development Cost / Cost of Construction :		
		a. (i) Estimated Cost of Construction as certified by Engineer	25,124,573	
		(ii) Actual Cost of construction incurred as per the books of accounts		25,124,573
		Note: (for adding to total cost of construction incurred, Minimum of		
		(iii) On-site expenditure incurred for development of project or	1,218,291	1,218,291
		(iv) Off-Site expenditure incurred for development of project or		
		b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any	-	-
		c. Principal sum and interest payable to financial institutions, scheduled		
		Sub-Total of Development Cost	1(ii)...	26,342,863
2		Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of	43,078,075	
3		Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		43,078,075
4		% completion of Construction Work (as per Project Architect's		100.00%
5		Proportion of the Cost incurred on Land Cost and Construction Cost		100.00%
6		Amount Which can be withdrawn from the Designated Account Total		43,078,075
7		Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		15,822,000
8		Net Amount which can be withdrawn from the		27,256,075

(Rupees : ONLY)

This certificate is being issued for compliance under the Real Estate (Regulation and Development) Act 2016 for M/s Palmeira Construction and is based on the records and documents produced before me and explanations provided to me by the promoter of the Business.



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Name of the Signatory : Nancy Mascarenhas
Membership No. : 166645
Date : 28/09/2026
Place : Margao - Goa
Full Address : AG 15/A, Suyash Gardens, Gogol, Margao, Goa
Contact No. : 9049395208
E mail : immaculatecenter@gmail.com
UDIN : 26166645TQMYAP4214



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Note:-

1. The Expression "incurred" would mean amount of product or service received, creating a debt in favour of a seller or supplier and shall also include the amount of product or service received against the payment.
2. With respect to an Ongoing Project, at the time of registration of the Real Estate Project, the Estimated Land Cost and Development Cost/ Cost of Construction to be certified shall be for the cost of the real estate project, since its inception and not the balance Estimated Land Cost and Development Cost/ Cost of Construction to complete the project. That is, the total Incurred Cost of the Real Estate Project shall be the aggregate of the Incurred Land Cost and Development Cost/ Cost of Construction of the project, since its inception till the date of the issuance of the certificate and the estimate Land Cost and Development Cost/ Cost of Construction shall be for the entire project from the inception till completion.
3. Development cost/ cost of construction of project should not include marketing and brokerage expenses towards sale of apartments. Such expenses though project cost, should not be borne from the amount that is required to be deposited in the designated separate account.

Annexure A
Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory					
Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
NIL					

(Unsold Inventory Valuation)

Ready Reckoner Rate or Rate as ascertained by a registered valuer on the date of issuance of Certificate of the Residential / commercial premises :

Rs _____ per sm

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Unit Consideration as per Ready Reckoner Rate(ASR) or as ascertained by a registered valuer on the date of issuance of certificate
NIL			



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