



**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,

Mr. Kunal Kuwadekar

Promoter Of - M/s V K REALTORS

A-1601, Rushi Towers, Lokhandwala Complex,

Andheri West, Mumbai – 400 053

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

**M/s V K Realtors / Kunal Kuwadekar**, hereinafter referred to as the “Promoter”, for the  
Financial Year (Period) Ending **09/10/2020 to 30/04/2024** with respect to the Project bearing  
Goa RERA Reg. Number **PRGO01221373**

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 **09/10/2020 to 30/04/2024** and hereby certify that:
  - i) The Promoter has/have **completed 44.39 % of the project titled GREEN ACRES GOA** bearing Goa RERA Reg. No. **PRGO01221373** located at **Survey No. 110/0, Green Acres, Codal, Karapur, Bicholim, Goa – 403504.**



- ii) Amount collected during the year/period in question for this project is **Rs.1,45,20,914/-** and amounts collected till date is **Rs.4,50,95,403/-**.
- iii) Amount withdrawn during the year/period in question for this project is **Rs. 1,45,20,914/-** and amount withdrawn till date is **Rs. 4,50,95,403/-**
- iv) Amount withdrawn before RERA Registration for the project is **Rs.3,05,74,489/-** which is withdrawn before the RERA Registration for the project only.
4. I/We certify that the Promoter has/have utilized the amounts collected for **GREEN ACRES GOA** 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.



**Name of the Signatory: Mr. Jovial Monteiro**

**Membership No.: 139047**

**UDIN: 24139047BKCLUH1387**

**Date: 16<sup>th</sup> APRIL 2024**

**Place: Panjim, Goa**

**Full Address:401, Shiv Towers, Patto Plaza, Panaji, Goa – 403 001**

**Contact No.: 9822142486**

**E mail: [ca.jovialmonteiro@gmail.com](mailto:ca.jovialmonteiro@gmail.com)**

## 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 V K REALTORS to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this report /certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.
- III. The promoter has not opened a separate designated bank account for the project GREEN ACRES GOA as required under Goa RERA, one of the existing current accounts of the promoter have been nominated as a designated account for the project GREEN ACRES GOA.
- IV. The promoter has deposited 100% of advances received amount in RERA designated account instead of 70% of advances received amount as required under Goa RERA. The promoter has also deposited Promoters Contribution/capital/refunds/loans etc in RERA designated account apart from advances received for the project GREEN ACRES GOA, therefore the amount withdrawn from designated RERA account is more than advances received from the project GREEN ACRES GOA, hence in this report/certificate the amount withdrawn from designated RERA account is restricted to advances received towards the booking of project GREEN ACRES GOA.
- V. 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 of advances received for the Project till the end of financial year on cumulative basis.
- VI. Estimated cost for the calculation of % of completion is given by management.
- VII. Percentage of completion is calculated as per completion Engineers Certificate is considered.

