



CA DILRAJ A. KALANGUTKAR, B.COM. A.C.A

DILRAJ KALANGUTKAR & CO
CHARTERED ACCOUNTANTS
H.No. 349, Bammon Vaddo,
Candolim, Bardez,
Goa - 403 515
Tel.: + 91 9822143419
E-mail: dilraj_k@rediffmail.com

FORM 6
[See Section 4(2)(I)(D)]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
P. N REAL ESTATE DEVELOPERS AND BUILDERS,
S 206 ELITE TOWERS,
ALTINHO MAPUSA GOA

SUBJECT: Report on Statement of Accounts on project **ADHIRAJ TUSCANY VILLAS** fund utilization and withdrawal by **P. N REAL ESTATE DEVELOPERS AND BUILDERS**, hereinafter referred to as the "Promoter", for the Financial Year (Period) Ending 31.03.2022 with respect to the Project bearing Goa RERA Reg. Number PRGO11211451.

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 the Promoter (Project: ADHIRAJ TUSCANY VILLAS) for the financial period from 01/04/2021 to 31/03/2022 and hereby certify that:

i. The Promoter has/have completed 14.69 % (upto 31.03.2022) of the project titled **ADHIRAJ TUSCANY VILLAS** bearing Goa RERA Reg. No. PRGO11211451 located at SY NO.89/12B, Sangolda, Bardez, North Goa, Goa.

ii. Amount collected during the year ended 31.03.2022 for this project is Rs.1,25,30,474/- and, amount collected till date (upto 31.03.2022) for this project is Rs. 1,25,30,474/-

iii. Amount withdrawn during the year ended 31.03.2022 for this project from the RERA designated account is Rs.1,10,59,915 /- and amount withdrawn till date (upto 31.03.2022) for this project is Rs 1,10,59,915/- (Refer note III)



4. We certify that the P. N REAL ESTATE DEVELOPERS AND BUILDERS (Promoter), have utilized the amounts collected for project ADHIRAJ TUSCANY VILLAS only for that project and the withdrawal from the designated bank account of the said project has been in accordance with the proportion to the percentage of completion of the project.

5. We suggest to maintain separate account to receive the booking amount apart from the RERA designated account.

Name of the Signatory: CA Dilraj Kalangutkar
Membership No.:129166
UDIN:23129166BGVQZD8838
Date: 10/01/2023
Place: Candolim-Goa
Full Address: H No. 349, Bammon Vaddo, Candolim,
Bardez, Goa 403515
Contact No.: 9822143419
E mail: dilraj_k@yahoo.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 P. N REAL ESTATE DEVELOPERS AND BUILDERS 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 received Rs. 1,25,30,474/- advances for the project ADHIRAJ TUSCANY VILLAS, out of the advances received amount of Rs. 1,14,89,600/- is deposited in RERA designated account.
- IV. While certifying on utilization, we have relied on the expenditure as per books of accounts produced before us.
- V. Estimated cost for the calculation of % of completion is given by management.
- VI. Percentage of completion is calculated as per actual cost incurred as per books of accounts divided by the estimated cost to complete the project.