



FORM 6
[See Section 4(2)(I)(D)]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
The Proprietor,
M/s Manas Developers
Plot No.22B, Happy Home Apartments,
La-Campala, Miramar, North Goa,
Goa-403001.

Subject: Report on Statement of Accounts on project “**Manas Hills**” fund utilization and withdrawal by **Tanmay Ulhas Kholkar** hereinafter referred to as the “Promoter”, for the Financial Year **01.04.2022 to 31.03.2023** with respect to the Project bearing Goa RERA Reg. Number **PRGO12190993**.

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 “**Manas Hills**” for the period ended **31.03.2023** and hereby certify that:
 - i. The Promoter has completed **78.87%** of the project titled “**Manas Hills**” bearing Goa RERA Reg. No. **PRGO12190993** located at **Survey No. 249/2, Forna Bhat, Neura-O-Grande, Tiswadi, North Goa, Goa**.
 - ii. Amount collected during the financial year **2022-23 In Designated Bank A/c Rs. 6,24,90,433.20, In other than Designated Bank A/c Rs.2,82,632.00, Total Rs. 6,27,73,065.00**, and amounts collected till date (**Up to 31.03.2023**) is **Rs.13,17,42,285.00**.
 - iii. Amount withdrawn during the financial year **2022-23 from Designated Bank A/c Rs. 5,51,21,374.96, from other than Designated Bank A/c Rs.2,82,632.00, Total Rs. 5,54,04,007.00**, and amount withdrawn till date (**Up to 31.03.2023**) is **Rs. 12,43,73,227.00**.



4. We certify that the **Tanmay Ulhas Kholkar** has utilized the amounts collected for “**Manas Hills**” 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. **[See Note III]**. As per CA certificate produced before us, net amount which can be withdrawn from the designated bank account is Rs.4,73,32,059.48 on cumulative basis till September, 2021, and amount withdrawn/utilized is Rs.8,70,61,258.90 (70% of total withdrawn/utilization i.e., Rs.12,43,73,227.00). However, as per contention of the promoter, funds are utilized for the project only.

Yours Faithfully,
For R S P H & Associates
Chartered Accountants
FRN: 0003013N

Paresh
Prakash
Sabadra

Digitally signed
by Paresh Prakash
Sabadra
Date: 2023.12.13
10:16:15 +05'30'



CA Paresh P. Sabadra
Designation: Partner
M No.: 119544
UDIN: 23119544BGUOYT3734
Place: Nashik
Date: 13.12.2023

Notes to Annual 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 M/s Manas Developers 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.
- III. As per self-certification obtained from the management, the amounts withdrawn/utilized 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 required to be deposited in a designated bank account till the end of financial year on cumulative basis.
- IV. Estimated cost for the calculation of percentage of completion is given by the management.
- V. Percentage of completion is calculated as per total actual cost incurred as per books of accounts divided by the total estimated cost to complete the project.
- VI. The promoter has obtained the occupancy certificate from Village Panchayat, Neura O Grande dated 06th September, 2023, the copy of the same is attached herewith.



Ph.: 0832- 2208161

OFFICE OF THE VILLAGE PANCHAYAT NEURA

Gudiwada, Neura, Tiswadi - Goa 403104

Email : neuravillagepanchayat@gmail.com

Website: www.vpneura.com

Ref. No.: VP/N | TIS/2023-24/495

Date : 06/09/2023

OCCUPANCY CERTIFICATE

Occupancy certificate is hereby granted to you for the constructed Residential Building A,B,C,D,E & F (Group Housing) and Compound wall , approved vide license no.VP/N/TIS/2019-2020/97 dt.10/05/2019, Revised license vide ref no. VP/N/TIS/2019-20/855 dated.29/11/2019, Renewal licence dated.05/11/2022 vide ref no. VP/N/TIS/2022-2023/763 , Sy. No.249/2 of Village Neura-O-Grande, Neura, Tiswadi, Goa in pursuance of Resolution No. 7(15) duly approved by the Village Panchayat Neura in its meeting held on 28/07/2023 and based on Completion Order issued by the Dy. Town Planner Vide Letter No. TIS/9065/NOG/TCP/2023/1190 dated 26/06/2023 and as per the NOC / Occupancy Certificate, issued by the Health Officer vide Letter No.DHS/2023/DHS0401/00017/613, dated 21/07/2023.

Subject to the following conditions:-

1. All Conditions stipulated in the completion Order / Technical Clearence Order from PDA /TCP should be Strictly adhered to.
2. This certificate shall be treated as NOC for obtaining water and Electricity Connection.
3. The Applicant should make independent provision for Garbage Disposal Within the plot Area by Constructing Compost Pit and dispose the same properly in scientific manner.
4. The House Number allotted to the Structure and the Yearly House Tax and Garbage Tax. assessed is as under.

Residential House

Sr No.	House No. Allotted	Sq Mts	House Tax Assessed commercial	Garbage Tax	Total
1	249/2 Teak A (Block A) 101/01	102.56 Sqmts	Rs.2,051 /- (Residential)	Rs. 200/-	Rs.2251/-
2	249/2 Teak A (Block A) 102/02	98.54 Sqmts	Rs.1,971/- (Residential)	Rs. 200/-	Rs.2171/-
3	249/2 Teak A (Block A) 103/03	98.54 Sqmts	Rs.1,971/- (Residential)	Rs. 200/-	Rs.2171/-
4	249/2 Cedar-A (Block B) 001/04	91.25 Sqmts	Rs.1,825/- (Residential)	Rs. 200/-	Rs.2025/-
5	249/2 Cedar-A (Block B) 101/05	95.05 Sqmts	Rs.1,901/- (Residential)	Rs. 200/-	Rs.2101/-
6	249/2 Cedar – A(Block-B) 201/06	94.75 Sqmts	Rs.1,895/- (Residential)	Rs. 200/-	Rs.2095/-
7	249/2 Cedar – B(Block –B) 2/07	92.95 Sqmts	Rs.1,859/- (Residential)	Rs. 200/-	Rs.2059/-
8	249/2 Cedar – B(Block –B) 102/08	91.7 Sqmts	Rs.1834/- (Residential)	Rs. 200/-	Rs.2034/-
9	249/2 Cedar- B(Block B) 202/09	95 Sqmts	Rs.1900/- (Residential)	Rs. 200/-	Rs.2100/-
10	249/2 Cedar- C(Block B) 3/10	94.7 Sqmts	Rs.1,894/- (Residential)	Rs. 200/-	Rs.2094/-
11	249/2 Cedar- C(Block B) 103/11	95.3 Sqmts	Rs.1,906/- (Residential)	Rs. 200/-	Rs.2106/-
12	249/2 Cedar-C (Block B) 203/12	91.6 Sqmts	Rs.1832/- (Residential)	Rs. 200/-	Rs.2032/-
13	249/2 Cedar- D(Block B) 4/13	92.9 Sqmts	Rs.1,858/- (Residential)	Rs. 200/-	Rs.2058/-
14	249/2 Cedar- D(Block B) 104/14	92.6 Sqmts	Rs.1852/- (Residential)	Rs. 200/-	Rs.2052/-





Ph.: 0832- 2208161

OFFICE OF THE VILLAGE PANCHAYAT NEURA

Gudiwada, Neura, Tiswadi - Goa 403104

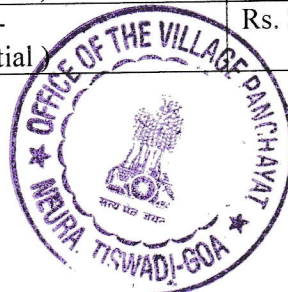
Email : neuravillagepanchayat@gmail.com

Website: www.vpneura.com

Ref. No.: VP / N / TIS / 2023-24 / 495

Date : 06/09/2023

15	249/2 Cedar-D(Block B) 204/15	93.3 Sqmts	Rs.1866/- (Residential)	Rs. 200/-	Rs.2066/-
16	249/2 Pine-A(Block C)1/16	95 Sqmts	Rs.1900/- (Residential)	Rs. 200/-	Rs.2100/-
17	249/2 Pine-A(Block C)101/17	92.9Sqmts	Rs.1858/- (Residential)	Rs. 200/-	Rs.2058/-
18	249/2 Pine-A(Block C)201/18	92.9 Sqmts	Rs.1858/- (Residential)	Rs. 200/-	Rs.2058/-
19	249/2 Pine-B(Block C)2/19	93.9 Sqmts	Rs.1878/- (Residential)	Rs. 200/-	Rs.2078/-
20	249/2 Pine-B(Block C)102/20	95 Sqmts	Rs.1900/- (Residential)	Rs. 200/-	Rs.2100/-
21	249/2 Pine-B(Block C)202/21	95.6 Sqmts	Rs.1912/- (Residential)	Rs. 200/-	Rs.2112/-
22	249/2 Pine-C(Block C) 3/22	95.6 Sqmts	Rs.1912/- (Residential)	Rs. 200/-	Rs.2112/-
23	249/2 Pine-C(Block C)103/23	93.9 Sqmts	Rs.1878/- (Residential)	Rs. 200/-	Rs.2078/-
24	249/2 Pine-C(Block C)203/24	92.9 Sqmts	Rs.1858/- (Residential)	Rs. 200/-	Rs.2058/-
25	249/2 Pine-D(Block C)4/25	95 Sqmts	Rs.1900/- (Residential)	Rs. 200/-	Rs.2100/-
26	249/2 Pine-D(Block C)104/26	95 Sqmts	Rs.1900/- (Residential)	Rs. 200/-	Rs.2100/-
27	249/2 Pine-D(Block C)204/27	91.8 Sqmts	Rs.1836/- (Residential)	Rs. 200/-	Rs.2036/-
28	249/2 Alder – C(Block D) 2/28	93.4 Sqmts	Rs.1868/- (Residential)	Rs. 200/-	Rs.2068/-
29	249/2 Alder – C(Block D) 102/29	92.9 Sqmts	Rs.1858/- (Residential)	Rs. 200/-	Rs.2058/-
30	249/2 Alder – C(Block D) 202/30	98.3 Sqmts	Rs.1966/- (Residential)	Rs. 200/-	Rs.2166/-
31	249/2 Alder – D(Block D) 1/31	95 Sqmts	Rs.1900/- (Residential)	Rs. 200/-	Rs.2100/-
32	249/2 Alder – D(Block D) 101/32	93.4 Sqmts	Rs.1868/- (Residential)	Rs. 200/-	Rs.2068/-
33	249/2 Alder – D(Block D) 201/33	92.2 Sqmts	Rs.1844/- (Residential)	Rs. 200/-	Rs.2044/-
34	249/2 Alder – A(Block E) 1/34	95 Sqmts	Rs.1900/- (Residential)	Rs. 200/-	Rs.2100/-
35	249/2 Alder – A(Block E) 101/35	92.9 Sqmts	Rs.1858/- (Residential)	Rs. 200/-	Rs.2058/-
36	249/2 Alder – A(Block E) 201/36	95 Sqmts	Rs.1900/- (Residential)	Rs. 200/-	Rs.2100/-
37	249/2 Alder – B(Block E) 2/37	93.4 Sqmts	Rs.1868/- (Residential)	Rs. 200/-	Rs.2068/-
38	249/2 Alder – B(Block E) 102/38	92.9 Sqmts	Rs.1858/- (Residential)	Rs. 200/-	Rs.2058/-
39	249/2 Alder – B(Block E) 202/39	93.4 Sqmts	Rs.1868/- (Residential)	Rs. 200/-	Rs.2068/-
40	249/2 Maple-1(Block F) 1/40	148.40 Sqmts	Rs.2968/- (Residential)	Rs. 200/-	Rs.3168/-
41	249/2 Maple-2(Block F) 2/41	148.40 Sqmts	Rs.2968/- (Residential)	Rs. 200/-	Rs.3168/-





Ph.: 0832- 2208161

OFFICE OF THE VILLAGE PANCHAYAT NEURA

Gudiwada, Neura, Tiswadi - Goa 403104

Email : neuravillagepanchayat@gmail.com

Website: www.vpneura.com

Ref. No.: **VP / N / NS / 2023-24 / 495**Date : **06/09/2023**

Sr No.	House No. Allotted	Sq Mts	House Tax Assessed commercial	Garbage Tax	Total
1	249/2 Teak A(Block A) Shop No.01	46.67 Sq mts	Rs.1400/- (Commercial)	Rs. 200/-	Rs.1600/-
2	249/2 Teak A(Block A) Shop No.02	38.06 Sq mts	Rs.1149/- (Commercial)	Rs. 200/-	Rs.1349/-
3	249/2 Teak A(Block A) Shop No.03	38.45 Sq mts	Rs.1154/- (Commercial)	Rs. 200/-	Rs.1354/-
4	249/2 Teak A(Block A) Shop No.04	38.45 Sq mts	Rs.1154/- (Commercial)	Rs. 200/-	Rs.1354/-
5	249/2 Teak A(Block A) Shop No.05	44.61 Sq mts	Rs.1338/- (Commercial)	Rs. 200/-	Rs.1538/-
6	249/2 Teak A(Block A) Shop No.06	44.16 Sq mts	Rs.1325/- (Commercial)	Rs. 200/-	Rs.1525/-
7	249/2 Teak A(Block A) Shop No.07	44.16 Sq mts	Rs.1325/- (Commercial)	Rs. 200/-	Rs.1525/-
8	249/2 Teak A(Block A) Shop No.08	44.61 Sq mts	Rs.1338/- (Commercial)	Rs. 200/-	Rs.1538/-
9	249/2 Teak A(Block A) Shop No.09	38.45 Sq mts	Rs.1154/- (Commercial)	Rs. 200/-	Rs.1354/-
10	249/2 Teak A(Block A) Shop No.10	38.45 Sq mts	Rs.1154/- (Commercial)	Rs. 200/-	Rs.1354/-
11	249/2 Teak A(Block A) Shop No.11	51.52 Sq mts	Rs.1546/- (Commercial)	Rs. 200/-	Rs.1746/-

Date :- **06/09/2023**
Place :-Neura .

(Thaminu Marcelo)
V.P. SECRETARY
V.P. NEURA
TISWADI - GOA

To,
M/s.Samatma Estate Pvt.Ltd,
POAH Mr. Tanmay Ulhas Kholkar,
Plot No.22/B, GF-I,Happy Home Appts,
La Campala, Miramar, Panaji-Goa.

Copy for information to:-

1. The Town & Country Planning Department, Kamat Office, 5th Floor, Panaji , Goa, for information;
2. The Medical Officer I/C, Primary Health Centre, Corlim, for information;
- 3.The Assistant Engineer, P.W.D., Work Div.III, St. Inez, Panaji, Goa, for information;
- 4.The Assistant Engineer, Electricity Department, Bambolim, Goa, for information;
- 5.Office file;
- 6.Guard file:



Ph.: 0832- 2208161

OFFICE OF THE VILLAGE PANCHAYAT NEURA

Gudiwada, Neura, Tiswadi - Goa 403104

Email : neuravillagepanchayat@gmail.com

Website: www.vpneura.com

Ref. No.: VP/N | TIS | 2023-24 | 495

Date : 06/09/2023

01	Name & Address of the Owner	M/s.Samatma Estate Pvt.Ltd, POAH Mr. Tanmay Ulhas Kholkar, Plot No.22/B, GF-I,Happy Home Appts, La Campala, Miramar, Panaji-Goa.
02	Location of the Building	In Survey No.249/2, of Village Neura-O-Grande, Neura-Tiswadi-Goa.
03	Number & date of construction License a)Original license b)Revised license	license no.VP/N/TIS/2019-2020/97 dt.10/05/2019. Revised license vide ref no. VP/N/TIS/2019-20/855 dated.29/11/2019. Renewal licence dated.05/11/2022 vide ref no. VP/N/TIS/2022-2023/763.
04	House Number issued	Residential : 249/2 Teak A (Block A) 101/01, 249/2 Teak A (Block A) 102/02, 249/2 Teak A (Block A) 103/03, 249/2 Cedar-A (Block B) 001/04, 249/2 Cedar-A (Block B) 101/05, 249/2 Cedar -A(Block-B) 201/06, 249/2 Cedar -B(Block -B) 2/07, 249/2 Cedar -B(Block -B) 102/08, 249/2 Cedar-B(Block B) 202/09, 249/2 Cedar-C(Block B) 3/10, 249/2 Cedar-C(Block B) 103/11, 249/2 Cedar-C (Block B) 203/12, 249/2 Cedar-D(Block B) 4/13, 249/2 Cedar-D(Block B) 104/14, 249/2 Cedar-D(Block B) 204/15, 249/2 Pine-A(Block C)1/16, 249/2 Pine-A(Block C)101/17, 249/2 Pine-A(Block C)201/18, 249/2 Pine-B(Block C)2/19, 249/2 Pine-B(Block C)102/20, 249/2 Pine-B(Block C)202/21, 249/2 Pine-C(Block C) 3/22, 249/2 Pine-C(Block C)103/23, 249/2 Pine-C(Block C)203/24, 249/2 Pine-D(Block C)4/25, 249/2 Pine-D(Block C)104/26, 249/2 Pine-D(Block C)204/27, 249/2 Alder -C(Block D) 2/28, 249/2 Alder -C(Block D) 102/29, 249/2 Alder -C(Block D) 202/30, 249/2 Alder -D(Block D) 1/31, 249/2 Alder -D(Block D) 101/32, 249/2 Alder -D(Block D) 201/33, 249/2 Alder -A(Block E) 1/34, 249/2 Alder -A(Block E) 101/35, 249/2 Alder -A(Block E) 201/36, 249/2 Alder -B(Block E) 2/37, 249/2 Alder -B(Block E) 102/38, 249/2 Alder -B(Block E) 202/39, 249/2 Maple-1(Block F) 1/40, 249/2 Maple-2(Block F) 2/41. Commercial: 249/2 Teak A(Block A) Shop No.01, 249/2 Teak A(Block A) Shop No.02, 249/2 Teak A(Block A) Shop No.03, 249/2 Teak A(Block A) Shop No.04, 249/2 Teak A(Block A) Shop No.05,249/2 Teak A(Block A) Shop No.06,249/2 Teak A(Block A) Shop No.07,249/2 Teak A(Block A) Shop No.08,249/2 Teak A(Block A) Shop No.09,249/2 Teak A(Block A) Shop No.10,249/2 Teak A(Block A) Shop No.11.
05	Details of portion of building release for Occupation	Residential use , Commercial use.
06	Purpose for which Occupation is meant & description of Building	1) Residential use. 2) Commercial use.



Ph.: 0832- 2208161

OFFICE OF THE VILLAGE PANCHAYAT NEURA

Gudiwada, Neura, Tiswadi - Goa 403104

Email : neuravillagepanchayat@gmail.com

Website: www.vpneura.com

Ref. No.: VP/11/715/2023-24/495

Date : 06/09/2023

07	Clearance for Occupation	1)From Dy. Town Planner Vide Letter No. TIS/9065/NOG/TCP/2023/1190 dated 26/06/2023. 2)From Medical Officer,I/C, Primary Health Centre, Corlim vide Letter No.DHS/2023/DHS0401/00017/613, dated 21/07/2023. 3)Completion Certificate dated.Nil , from Shri. Harsh Rajesh Patel, Architect. 4)Structural Stability Certificate dated.03/06/2023, from Mr. Paresh Gaitonde, B.E(Civil), Chartered Engineer,Panaji,Goa. 5)Certificate with conformity wit Regulations dated.Nil ,issued by Shri. Harsh Rajesh Patel, Architect.
08	Total No. of premises released for Occupation & their plinth area	Residencial: 41(Forty one), Plinth area = 467.54 m². Commercial: 11(Eleven), Plinth area=3978.54 m² .
09	Other details	Occupancy for the structure approved in Village Panchayat fortnightly meeting vide Res.No. 7(15) ,dated. 28/07/2023.



[Signature]
V.P.SECRETARY
V.P. NEURA
TISWADI - GOA