



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 01.04.2022 to 31.03.2023 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.

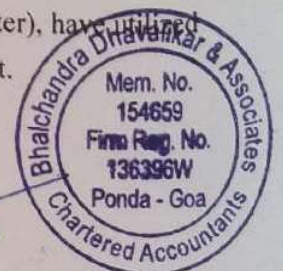
3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of the Promoter (Project: ADHIRAJ TUSCANY VILLAS) for the financial period from 01/04/2022 to 31/03/2023 and hereby certify that:

i. The Promoter has/have completed 58.19% (upto 31.03.2023) of the project titled **ADHIRAJ TUSCANY VILLAS** bearing Goa RERA Reg. No. PRGO11211451 located at SY NO.89/12B, Sangolda, Bardez, North Goa, Goa.

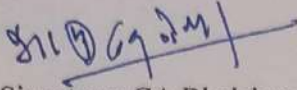
ii. Amount collected during the period 01.04.2022 to 31.03.2023 for this project is Rs.3,97,43,334.66/- and, amount collected till date (upto 31.03.2023) for this project is Rs. 5,22,73,809.18/-

iii. Amount withdrawn during the period 01.04.2022 to 31.03.2023 for this project is Rs.2,97,71,833 /- and amount withdrawn till date (upto 31.03.2023) for this project is Rs 4,08,31,748 /- (Refer note VI)

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.



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



Name of the Signatory: CA Bhalchandra Dhavlikar
Membership No.: 154659
UDIN:23154659BGWHZJ2701
Date:30/09/2023
Place: Ponda-Goa
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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 amount withdrawn/expenditure incurred from designated RERA account upto 31/03/2023 is the sum of total expenditure incurred on the project **ADHIRAJ TUSCANY VILLAS**, from the commencement of the project till 31/03/2023.
- 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.
- VII. Villa no 3 was booked in the name of Suchit Dhawan which later cancelled in Quarter 1. The promoter has refunded the amount of Rs. 22,07,200/- from the main account instead of refunding 70 % amount of refund amount i.e Rs. 15,45,040/- from RERA Account. Therefore, we have reduced Rs. 15,45,040/- from amount withdrawn till date.