



Chartered Accountants

Office No 48, 5th Floor, Business Bay, Next to Kotak Bank,
Shri Hari Narayan Kute Marg, Mumbai Naka, Matoshree Nagar,
Nashik, Maharashtra 422002.

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

To,
The Designated Parter,
M/s Kapoor Infratech LLP,
11/143-144, Basement Malviya Nagar,
New Delhi.

Subject: Report on Statement of Accounts on project "**Green Residences**" fund utilization and withdrawal by **M/s Kapoor Infratech LLP**, hereinafter referred to as the "Promoter", for the Financial Year Ending **01.04.2021** to **31.03.2022** with respect to the Project bearing Goa RERA Reg. Number **PRGO06180483**.

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 "**Green Residences**" for the period ended **31.03.2022** and hereby certify that:

i. The Promoter has completed **73.06 %** of the project titled "**Green Residency**" bearing Goa RERA Reg. No. **PRGO06180483** located at **Plot Bearing PTS No. 107/ Chalta No. 12-A, At Mapusa, North Goa**.

ii. Amount collected during the year 2021-22 for the project in question **In Designated Bank A/c Rs. 1,72,50,648/-, In other than Designated Bank A/c Rs. 1,16,556/-, Total Rs.1,73,67,204/-** and amounts collected till date (**From the start of the project up to 31.03.2022**) is **Rs.5,45,51,795.83**.



iii. Amount withdrawn during the year 2021-22 for this project **From Designated Bank A/c Rs. 1,72,50,648/-, From other than specified designated A/c Rs. Nil/-, Total Rs. 1,72,50,648/-** and amount withdrawn till date (**From start of the project up to 31.03.2022**) is **Rs.5,44,35,239.83**.

4. We certify that **Kapoor Infratech LLP** has utilized the amounts collected for **“Green Residences”** 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 No. III]. The amount withdrawn/ utilized during the year 2021-22 from the designated bank account are without withdrawal limit in Form 4 i.e., CA certificate. Since as per contention of the promoter completion order is obtained dtd.09.11.2020 and part occupancy certificate dtd.10.03.2021.

Yours faithfully,
For RSPH and Associates
Chartered Accountants
FRN: 003013N

Divyapada



CA Divya P. Sabadra
Partner
M.No.: 124194
UDIN:23124194BGVWFL3927
Date:16.03.2023
Place: Nashik

• **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 by M/s Kapoor Infratech LLP 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 information obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only. However, it is not possible for us to verify the end use of funds withdrawn from designated bank account on one-to-one basis since the requisite record for such verification is not available with us. But 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 collected from customers 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. We have relied on Audited Financial statements produced before.
- VI. We have also relied on previous RERA annual report for reporting the figures of cumulative collections and withdrawals as on 31.03.2022.
- VII. As per RERA web portal, project consists of 36 Flats. However, as per contention of the management, due to PIL filed by villagers in Goa High Court since 2018, 12 flats could not be constructed on third and fourth floor which is depending on the decision of the high court which is presently unforeseen. For remaining 24 units, promoter has obtained completion certificate from North Goa Planning and Development Authority dated 09.11.2020 and Part Occupancy certificate from Mapusa Municipal Council dated 10.03.2021 as per copy uploaded on RERA web portal.

