

**FORM 6**

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

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

To,  
The Partners,  
Models Leisure Ventures  
7<sup>th</sup> Floor, Karim Mansio,  
Behind Goa College of Pharmacy,  
St. Inez, Panaji, North Goa.

**Subject:** Report on Statement of Accounts on project ‘**Models Vista Views**’ fund utilization and withdrawal by **Models Leisure Ventures** hereinafter referred to as the “Promoter”, for the period **01.04.2024** to **31.03.2025** with respect to the Project bearing Goa RERA Reg. Number **PRGO07232058**.

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 **Models Leisure Ventures** for the period ended **31.03.2025** and hereby certify that:
  - a. The Promoter has/have completed **43%** of the project titled “**Models Leisure Ventures**” bearing Goa RERA Reg. No. **PRGO07232058** located at Survey No. 54/4, Situated at Taleigao Village, Taluka Tiswadi, North Goa, Tiswadi, North Goa, Sy.no. Survey No 54/4.
  - b. Amount collected during the period **01.04.2024** to **31.03.2025** In Designated Bank A/c Rs.8,64,19,972.80, total amount collected during the year is Rs.12,47,27,845.45, and amounts collected till date (Up to 31.03.2025) is Rs.13,02,77,845.45 (Including TDS of Rs.13,16,241.45)
  - c. Amount withdrawn during the period **01.04.2024** to **31.03.2025** from Designated A/c Rs.9,37,40,000/-, total amount withdrawn is Rs.12,14,77,995.07, and amounts withdrawn till date (i.e. Up to 31.03.2025) is Rs.12,70,27,995.07.

4. We certify that Models Leisure Ventures has utilized the amounts collected for 'Models Vista Views' 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 (Refer Note No.5)

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



CA Paresh P. Sabadra  
Designation: Partner  
M No.: 119544  
UDIN: 25119544VWYTNM1959  
Place: Nashik  
Date: 29.12.2025

**Notes to Annual Report:**

1. 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.
2. It is the primary responsibility of the management of Models Leisure Ventures 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.
3. Estimated cost for the calculation of percentage completion is given by management.
4. Percentage of completion is calculated as per actual cost incurred as per books of accounts divided by the estimated cost to complete the project.
5. As per self-certification obtained from the management, the amounts withdrawn 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 withdrawn from the designated bank account till the end of financial year on cumulative basis.