

R S P H & Associates

Chartered Accountants

Office No.48, 5<sup>th</sup> Floor JITO Business Bay, Near Kotak Mahindra Bank,  
Opp. Hotel Sandip Mahamarg, Mumbai Naka, Nashik 422002.



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

To,  
The Partners,  
Chaitanya Associates,  
Office No.S-15,second floor,  
Kamat Building, Near Hari Mandir,  
Margao Goa, South Goa,  
Goa- 403 601.

**Subject:** Report on Statement of Accounts on project “**Chaitanya Serenity Building A Nifa Joe**” fund utilization and withdrawal by **Chaitanya Associates**, hereinafter referred to as the “Promoter”, for the Period from **01.04.2023 to 31.03.2024** with respect to the Project bearing Goa RERA Reg. Number: **PRGO01221501**.

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 “**Chaitanya Associates**” for the period ended **31.03.2024** and hereby certify that:

i. The Promoter has/have completed **96.53%** of the project titled “**Chaitanya Serenity Building A Nifa Joe**” bearing GoaRERA Reg. No. **PRGO01221501** located at Chalta No.01 & 83 P T S. No.226 and Chalta No.224 of PTS No.227(Part), Salcete , South Goa, Goa-403-601.

ii. Amount collected during the period 01.04.2023 to 31.03.2024 is **Rs.2,93,56,795/-** (Including TDS of Rs.2,34,350) and amounts collected till date i.e. up to 31.03.2024 is **Rs.2,93,56,795/-** (Including TDS of Rs.2,34,350)

iii. Amount withdrawn during the period 01.04.2023 to 31.03.2024 for this project is **Rs.2,93,56,795/-** (Including TDS of Rs.2,34,350) and amount withdrawn till date (From start of the project up to 31.03.2024) is **Rs.2,93,56,795/-** (Including TDS of Rs.2,34,350)

4. We certify that the **Chaitanya Associates** has utilized the amounts collected for “**Chaitanya Serenity Building A Nifa Joe**” 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. –

*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 collected from customers till the end of the financial year on cumulative basis.*

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



CA Paresh P. Sabadra  
Partner  
M.No.119544  
UDIN: 25119544BMFXZP9232  
Date: 29.01.2025  
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 Chaitanya Associates 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. Estimated cost for the calculation of percentage of completion of project is provided by the Management.
- IV. 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 as provided by the Management.
- V. Promoter has obtained occupancy certificate from Margao Municipal Council Margao-Goa as on 23.05.2024 copy of the same is attached herewith.