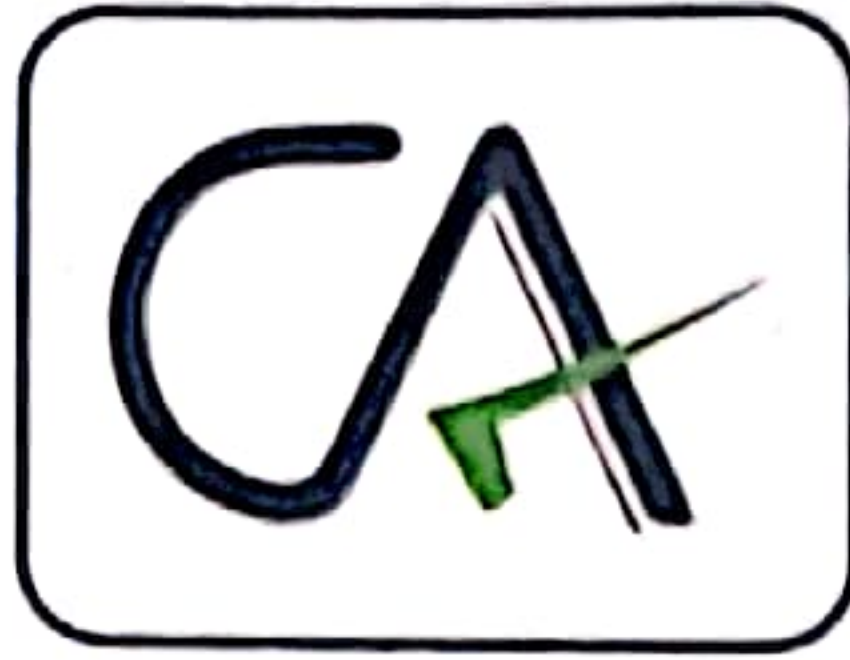




R. B. Ashar & Co.

Rajendra B. Ashar
B.Com. (Hons). LLB. F.C.A.

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

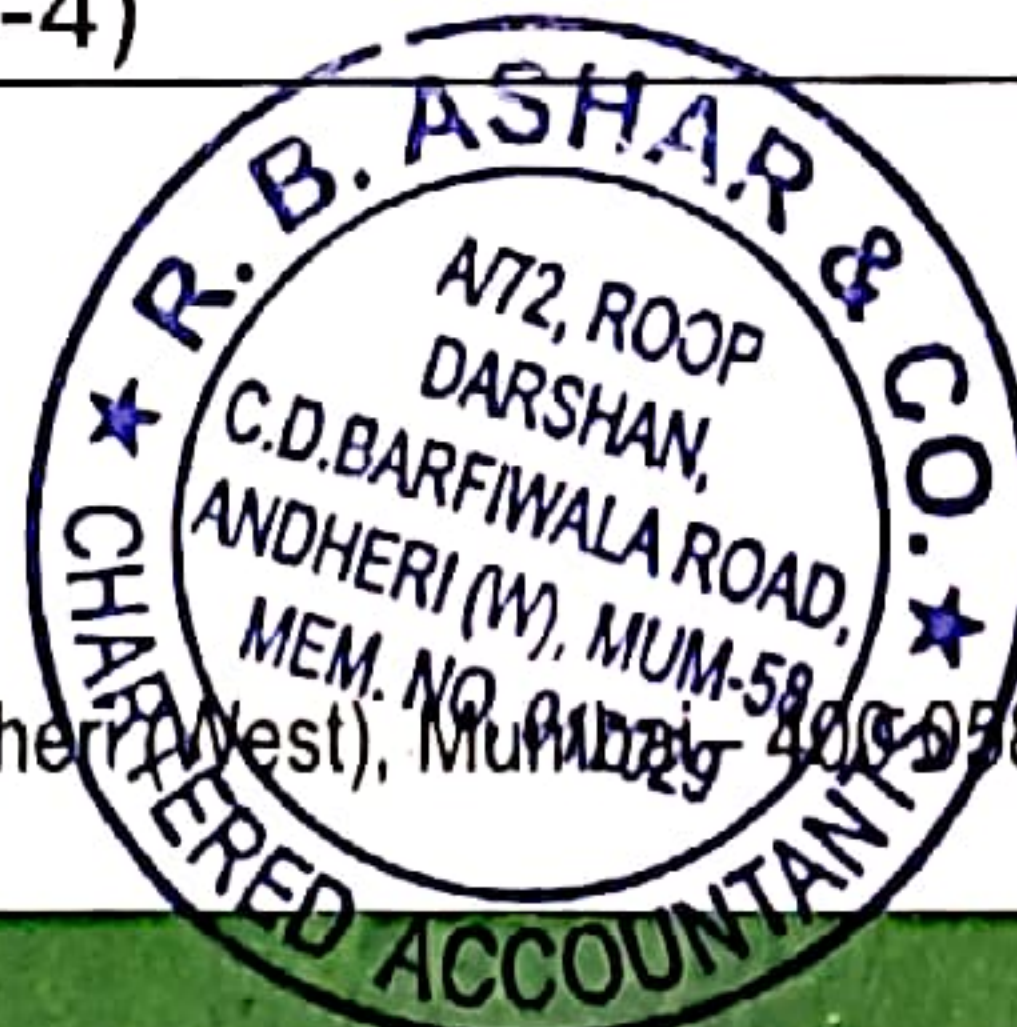
To,
RIO Luxury Homes Private Limited
Aldeia Serenia,
Bouta Vaddo Block C, Assagao,
Bardez, North Goa

Subject - Report on Statement of Accounts on project fund deposit, utilization and withdrawal by RIO Luxury Homes Private Limited for the period of 01-04-2024 to 31-03-2025 with respect to Goa RERA Registration Number PRGO11242332 (Project Name A CAPPELLA).

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Goa Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest & Disclosures on Website) Rules, 2017.
2. I have obtained all necessary information and explanation from the **RIO Luxury Homes Private Limited (Project Name A CAPPELLA)**, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of **RIO Luxury Homes Private Limited (Project Name A CAPPELLA)** for the period of **01-04-2024 to 31-03-2025** & hereby certify that:

A. Deposits

Sr No	Particulars	For this Fiscal Year	Total For this project till date
1	Total amount collected from allottees	15,74,06,500/-	19,67,79,000/-
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	11,01,84,550/-	13,77,45,300/-
4	Total amount deposited in the Designated Bank Account	9,83,82,900/-	9,83,82,900/-
5	% of Amount deposited in Designated Bank Account [(4) / (1) * 100]	62.50%	50.00%
6	Shortfall/Excess deposit (3-4)	1,18,01,650/-	3,93,62,400/-



Amount collected/deposited at Serial Number 1 & 2, shall not include pass through charges & indirect taxes.

Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account?

- **NOT APPLICABLE**

If No, please mention the amount not deposited.

B. Withdrawals

Sr No	Particulars	For this Fiscal Year	Total For this project till date
1	Opening Balance of Designated Bank Account	NIL/-	NIL/-
2	Total Deposits	9,83,82,900/-	9,83,82,900/-
3	Total amount withdrawn	8,04,95,229/-	8,04,95,229/-
4	Closing Balance	1,78,87,671/-	1,78,87,671/-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 & Form 3 issued during the reporting period?

- **NOT APPLICABLE**

If No, please provide the below details: -

Sr No	Date of withdrawal	Amounts of Excess Withdrawals
Not Applicable		

C. Utilisation

I certify that, the **RIO Luxury Homes Private Limited (Project Name A CAPPELLA)** has utilized the amounts withdrawn from designated bank account towards project development cost only, as specified in the act.

If No, please provide the below details: -

Sr No	Date of withdrawal	Amount not utilised for Project Cost
Not Applicable		



D. Any Qualification/ Observations of CA

1	Developer got non-submission documents notice from the RERA Authority.
2	I have presented the data as much as possible in the revised format of Form 5 in a positive way.

For R B Ashar and Co
Chartered Accountants
Firm Registration No – 100612W



CA Rajendra B Ashar
[Proprietor]
Membership No – 017029
UDIN – 25017029BMINSN9378
Place – Mumbai
Date – 01-12-2025

