



M/s Pratik D. Jain & Associates  
Chartered Accountants

Office No. 7, Madhumalati Market, Above HDFC ATM, Sarda Circle, Nashik-422001.  
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**FORM 6**  
**[See Section 4(2) (I) (D)]**  
**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

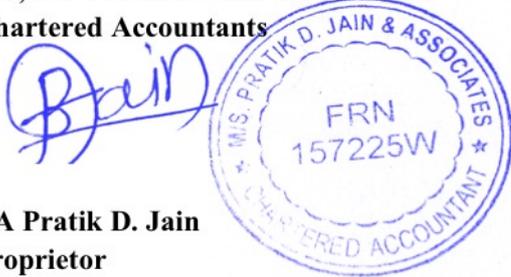
To,  
The Partners,  
KARA,  
B-23, 1<sup>st</sup> Floor, Greater Kailash Part -1  
South Delhi, Delhi 110048.

**Subject:** Report on Statement of Accounts on project “**Zed Point by Zaavi**” fund utilization and withdrawal by “**KARA**”, hereinafter referred to as the “Promoter”, for the Financial Year Period Ending **01.04.2023** to **31.03.2024** with respect to the Project bearing Goa RERA Reg. Number **PRGO07211367**.

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 **KARA** for the period ended **31.03.2024** and hereby certify that:
  - i. The Promoter has/have completed **100%** of the project titled “**Zed Point by Zaavi**” bearing GoaRERA Reg. No. **PRGO07211367** located at **Survey No. 84/6 in Village Marna, Bardez, North Goa, Goa 403109**.
  - ii. Amount collected during the period 01.04.2023 to 31.03.2024 for the project in Designated Bank A/c (70% A/c) ₹3,02,70,100, in other than Designated Bank A/c ₹1,32,22,90, Total **₹4,34,93,000.00** and amounts collected till date (i.e., up to 31.03.2024) is **₹13,52,92,535.00**.
  - iii. Amount withdrawn during the period 01.04.2023 to 31.03.2024 for the project from Designated Bank A/c (70% A/c) ₹3,60,98,762.47, from other than Designated Bank A/c ₹1,32,02,816.50, Total **₹4,93,01,578.97** and amount withdrawn till date (i.e., up to 31.03.2024) is **₹13,20,92,869.97**.

4. We certify that **KARA** has utilized the amounts collected for project “**Zed Point by Zaavi**” only for that project and the withdrawal from the designated bank account(s) of the said project has not been in accordance with the proportion to the percentage of completion of the project. **(Refer Note No.III)**

**For, For Pratik D. Jain & Associates**  
**Chartered Accountants**



**CA Pratik D. Jain**  
**Proprietor**  
**Membership No.: 610534**  
**UDIN:26610534TYBPPR5782**  
**Date: 07.01.2026**  
**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 KARA 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 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 seventy percent of the total amount withdrawn/utilized till the end of financial year on cumulative basis.
- IV. Promoter has obtained occupancy certificate from Village Panchayat Siolim-Marna Bardez-Goa as on 09.05.2024