

Pravin R. Rathi & Associates
Chartered Accountants
Near Mahindra Children Traffic Park, Behind Tupsakhare Lawns,
P.A. Holkar Marg, Nashik -422002

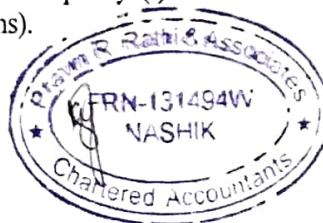
FORM 6
[See Section 4(2)(I)(D)]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
Ashoka Infraways Limited
Project Thousand Palms Ph-II,
Site Add: - S. No. 143/1-A-1-A, Oppt. Maghalaxmi Marbles,
Zuari Nagar Road, Sancoale, Mormugao,
South Goa, Goa - 403726

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **Ashoka Infraways Limited**, hereinafter referred to as the "Promoter", for the Financial Year from **01.04.2024 to 31.03.2025** ending to with respect to the Project bearing Goa RERA Reg. Number **PRGO12232130**

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 the Promoter for the period from **01.04.2024 to 31.03.2025** and hereby certify that:
 - i. The Pomoter has completed **9.69%** of the project titled Thousand Palms Ph-II bearing Goa RERA Reg.No. PRGO12232130 located at Sancoale, Mormugao, South Goa, Goa.
 - ii. Amount collected during the period for this project is Rs. 0/- and amounts collected till date is Rs. 0/-.
 - iii. Amount withdrawn during the period for this project is Rs. 0/- and amount withdrawn till date is Rs 0/-.
4. ~~We certify that the Promoter has utilized the amounts collected for Thousand Palms PhII project only for that project and the withdrawal from the designated bank account of the said project has been in accordance with the proportion to the percentage of completion of the project. (Refer Note No. 4)~~

(If not, please rephrase clause 4 to specify (i) the amount withdrawn in excess of eligible amount or (ii) any other exceptions).




Note:

1. The percentage of completion of the project mentioned at para 3(i) of this certificate refers to percentage of completion in terms of actual cost incurred on the project as per books of accounts to the total estimated cost of the project.
2. Since the Promoter has not collected any amount from the allottees for the period, the disclosures under para 3(ii) and para 3(iii) are reported as NIL.
3. In absence of any collection, certification required at para 4 is not applicable in given scenario.
4. Also, refer Annexure I to this report.

Place: -Nashik
Date: - 29.09.2025
UDIN:- 25419090BMOZIO9539



For Pravin R. Rathi & Associates
Chartered Accountants
Firm Registration No. 131494W


(Khushboo A. Rathi)
Partner

Address: Pravin R Rathi & Associates
Rathi Nagar, Behind Tupsakhre Lawns,
Near Mahindra Children Traffic Park,
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Pravin R. Rathi & Associates

Rathi Nagar, Behind Mahindra Children's Traffic Park,
Behind Tupsakhre Lawns, Nashik- 422002
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Annexure I: Report on Annual Statement of Accounts on percentage completion, project fund collection, utilization and withdrawal by Ashoka Infraways Limited for the period from 01.04.2024 to 31.03.2025 with respect to GoaRERA Registration Number PRGO12232130 (Project - Thousand Palms Phase - II).

- I. The accompanying Statement of Accounts on project fund collection, utilization and withdrawal by the company for the period from April 1, 2024 to March 31, 2025 with respect to GoaRERA Registration No. PRGO12232130 has been prepared by the management of the company for submission to Goa Real Estate Regulatory Authority pursuant to the requirements of the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with Goa Real Estate (Regulation And Development) (Registration of Real Estate Projects, Registration of Real Estate Agent, Rates of Interest and Disclosures on Website Rules, 2017) (hereinafter referred to as 'the Act').

Management's Responsibility

II. Management is responsible for:

1. Preparation of the Statement of Accounts on percentage completion of project, project fund collection, utilization and withdrawal pursuant to the requirements of the provisions of the Act including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
2. Complying with the Act and other applicable rules/ regulations/ notifications/ circulars issued thereon from time to time.



Auditor's Responsibility

- III. Pursuant to the requirements of the Act, our responsibility is to express a limited assurance whether in respect of Project - Thousand Palms Phase - II:
- a. To assess the percentage completion of project.
 - b. The details of amount collected from allottees, deposit in and withdrawal from Designated RERA Bank Account have been accurately extracted from the books of accounts and other relevant records underlying the audited financial statements of the company as at and for the year ended March 31, 2025;
 - c. The amounts withdrawn from 01.04.2024 to 31.03.2025 from the Designated RERA Bank Account were within the withdrawal limit certified in Form 4 which is submitted by the company to Goa Real Estate Regulatory Authority;
 - d. The company has utilized the amounts withdrawn from Designated RERA Bank Account towards the project cost as specified in the Act and the withdrawal from the designated bank account of the said project has been in accordance with the proportion to the percentage of completion of the project.
- IV. The financial statements of the company as at and for the year ended March 31, 2025, have been audited by us, on which we have issued our report dated May 22, 2025. Our audit of these financial statements was conducted in accordance with the Standards of Auditing, issued by the Institute of Chartered Accountants of India (ICAI) and in accordance with the accounting principles generally accepted in India. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.
- V. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised) issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical



requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

- VI. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.
- VII. The procedures performed vary in nature and timing from, and are less extent than for, a reasonable assurance and consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. We have performed the following procedures in relation to the Statement:
- a. Verified the Project Name, Registration Number, and Location of the Project from Project Registration Certificate dated December 06, 2023 issued by the Goa Real Estate Regulatory Authority.
 - b. Verified the project's completion percentage by calculating the ratio of actual costs incurred to the total estimated cost, based on the company's books of accounts and underlying records.
 - c. Verified the amount collected from the allottees during the financial year i.e. 01.04.2024 to 31.03.2025 from the books of accounts and underlying records maintained by the company.
 - d. Verified the eligible amount of withdrawal from the Designated RERA Bank Account and the amount withdrawn by the company till March 31, 2025 from the books of accounts and underlying records maintained by the company.
 - e. Verified the arithmetical accuracy of the Statement.
 - f. Performed necessary inquiries with and obtained necessary representations from the company.



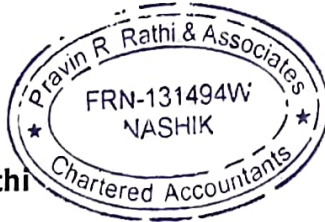
Restriction on Use

- VIII. The Report is addressed to and provided to the management of the company solely in connection with the purpose mentioned in Para I above and is not to be used or referred to for any other purpose or distributed to anyone other than submission to the Goa Real Estate Regulatory Authority. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior consent in writing.

For Pravin R. Rathi and Associates
Chartered Accountants

FRN: 131494W

Khusbhoo



Khusbhoo A. Rathi
Partner

M. No. : 419090

UDIN : 25419090BMOZIO9539

Date : 29.09.2025