



M/s Pratik D. Jain & Associates

Chartered Accountants

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

To,
Isprava Vesta Private Limited,
9 B1, 542, Aldeia Sereina, Boutawado,
Assagao, Bardez, North Goa, Goa, 403521.

SUBJECT: Report on Statement of Accounts on project “The Chapter: Volume 001” fund utilization and withdrawal by **Isprava Vesta Private Limited**, hereinafter referred to as the “Promoter”, for the Period **01.04.2024 to 13.05.2024** (As on date of occupancy certificate) with respect to the Project bearing Goa RERA Reg. Number: **PRGO01231855**.

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 **Isprava Vesta Private Limited** for the Period **01.04.2024 to 13.05.2024** and hereby certify that:

- i. The Promoter has/have completed **75%** of the project titled “The Chapter: Volume 001” bearing GoaRERA Reg. No. **PRGO01231855** located at **Survey No 16/0 of Moira Village, Bardez Taluka, North Goa, Goa, Bardez, North Goa**.
- ii. Amount collected for this project for the Period **01.04.2024 to 13.05.2024** is **Rs.4,28,64,015/-** and amounts collected till date (From start of the project Up to **13.05.2024**) is **Rs.46,88,88,435/-**
- iii. Amount withdrawn for this project for the Period **01.04.2024 to 13.05.2024** is **Rs.1,72,23,394.50/-** and amount withdrawn till date (From start of the project up to **13.05.2024**) is **Rs.37,22,04,967.08/-**.

4. We certify that the **Isprava Vesta Private Limited** has utilized the amounts collected for "**The Chapter: Volume 001**" 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 *-As per self-certification obtained from the management, the amounts withdrawn from the bank accounts are utilized towards project cost only.*

Yours Faithfully,
For Pratik D. Jain & Associates
Chartered Accountant

CA Pratik D. Jain
Designation: Proprietor
M No.: 610534
UDIN: 25610534BMJFVT7791
Place: Nashik
Date: 29.09.2025

• **Notes to Audit 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 Isprava Vesta Private Limited 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. Promoter has obtained occupancy certificate from Village Panchayat Moira as on 13.05.2024
- 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.