



**Vipul V. Bhandari**

B.com, A.C.A.

CHARTERED ACCOUNTANTS

**Office :** 402, Space Anthem, Old Agra Road, Opp. State Bank of India, Near Samrat Hotel, Old C.B.S. , Nasik-422001

Ph. (0253) 2570173, 6637144, M.: 9823049067, E-mail :bhandari\_vipul@yahoo.com

**Resi. :** Kashyapi-C, Row House No.3, Saubhagya Nagar, Gangapur Road, Nashik- 13, Ph.(0253) 2319743

**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 **09.01.2023 to 31.03.2023** with respect to the Project bearing Goa RERA Reg. Number: **PRGO01231855**.

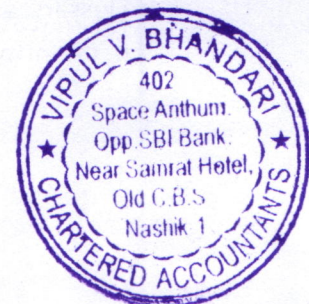
1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) 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 **09.01.2023 to 31.03.2023** and hereby certify that:

i. The Promoter has/have completed **43.04%** 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 **09.01.2023 to 31.03.2023** In Specified designated A/c (70% A/c) **Rs.87,78,030/-**, in other than specified designated A/c **Rs.33,66,732.00/-**, Total **Rs.1,21,44,762/-** and amounts collected till date (Up to 31.03.2023) is **Rs.1,21,44,762/-**

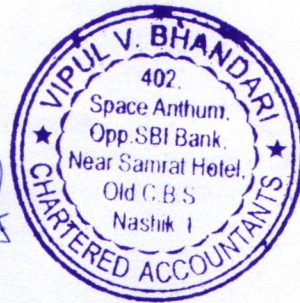
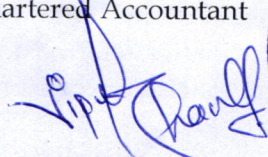




iii. Amount withdrawn for this project for the Period 09.01.2023 to 31.03.2023 is from Specified designated A/c (70% A/c) Rs.58,10,030/-, from other than specified designated A/c Rs.33,66,732/-, Total Rs.91,76,762/-and amount withdrawn till date (From start of the project up to 31.03.2023) is Rs.91,76,762/-.

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. - (Refer our comment in note no. V)

Yours faithfully,  
CA Vipul V. Bhandari  
Chartered Accountant



CA Vipul V. Bhandari

M. No-158295

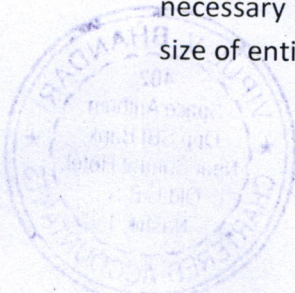
UDIN: 23158295BGULI03413

Date:30.11.2023

Place: Nashik

• **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. 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. As per self-certification obtained from the management, the amounts withdrawn from the bank accounts 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 required proportion of collection to be deposited in designated bank account till the end of financial year on cumulative basis.

