

P.N. SABADRA & Associates

Chartered Accountants

Office No 48, 5th Floor, JITO Business Bay,
Shri Hari Narayan Kute Marg, Mumbai Naka, Matoshree Nagar,
Nashik, Maharashtra-422002 T-253-2316773, 2316774,
09370116766



FORM 6
[See Section 4(2)(1)(D)]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 31.01.2026

To,
The Designated Partners,
Manas Spaces LLP,
Plot No.22 B, Ground Floor,
Flat No.1, Happy Home Apartments,
Miramar, Panaji,
North Goa- 403001.

Subject: Report on Statement of Accounts on project “**Renata Moira**” fund utilization and withdrawal by “**Manas Spaces LLP**” for the period from **19/02/2025 to 31/03/2025** with respect to the Project bearing Goa RERA Reg. Number: **PRGO02252395**.

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 “**Manas Spaces LLP**” for the period ended 31/03/2025 and hereby certify that:
 - i. The Manas Spaces LLP have completed **21.34%** till 31/03/2025 of the project titled “**Renata Moira**” bearing GoaRERA Reg. No. **PRGO02252395** located at Calizor Moira Bardez Goa, Survey No. 48/4, Bardez, North Goa- 403104.

ii. Amount collected during the period from 19/02/2025 till 31/03/2025 for this project in Designated Bank A/c Rs. 3,66,66,666.40, in other than Designated Bank A/c Rs.1,57,14,285.60, Total **Rs.5,23,80,952/-**, and amounts collected till date i.e., Up to 31.03.2025 is **Rs. 5,23,80,952.00. (Net of TDS Rs. 2,88,600/- & Pass through charges Rs.26,19,048/-)**

iii. Amount withdrawn during the period from 19/02/2025 till 31/03/2025 for this project from Designated Bank A/c Rs. 3,66,66,666.40, from other than Designated Bank A/c Rs.1,20,66,405.60, Total Rs.4,87,33,072/- and amounts withdrawn till date i.e., Up to 31.03.2025 **Rs.4,87,33,072.00**

4. We certify that **Manas Spaces LLP** has utilized the amounts collected for "**Renata Moira**" 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. **[See Note No. III].**

Yours faithfully,
For M/s. P N SABADRA & ASSOCIATES
Chartered Accountant
FRN No.:16100W



CA P. N. Sabadra
Membership No.:016101
UDIN:26016101DITKTT3753
Date:31.01.2026
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 Manas Spaces LLP 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 information 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 total amount required to be deposited in RERA designated bank account till the end of financial year on cumulative basis.
- 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 latest provided by the Management.
- V. Estimated cost for the calculation of percentage of completion of project is taken as latest provided by the Management.
- VI. Amount collected & withdrawn from bank accounts are reported net of GST & pass through charges.