



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

To,  
The Partners,  
Chaitanya Associates,  
Office No.S-15,second floor,  
Kamat Building, Near Hari Mandir,  
Margao Goa, South Goa,  
Goa- 403 601.

**Subject:** Report on Statement of Accounts on project “**CHAITANYA SERENITY BUILDING A NIFA JOE**” fund utilization and withdrawal by **Chaitanya Associates**, hereinafter referred to as the “Promoter”, for the Period from **01.04.2022 to 31.03.2023** with respect to the Project bearing Goa RERA Reg. Number **PRGO01221501**.

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 “**Chaitanya Associates**” for the period ended **31.03.2023** and hereby certify that:

i. The Promoter has/have completed 90.69% of the project titled “Chaitanya Serenity Building A Nifa Joe” bearing GoaRERA Reg. No. PRGO01221501 located at Chalta no.01 & 83 P T S. No.226 and Chalta No.224 of PTS No.227(Part), Salcete , South Goa, Goa-403-601.

ii. Amount collected during the period **01.04.2022 to 31.03.2023** is **Rs. Nil** and amounts collected till date i.e up to 31.03.2023 is **Rs.Nil**.

iii. Amount withdrawn during the period **01.04.2022 to 31.03.2023** for this project is **Rs. Nil** and amount withdrawn till date (From start of the project up to 31.03.2023) is **Rs. Nil**.

4. We certify that the ~~Chaitanya Associates~~ has utilized the amounts collected for ~~Chaitanya Serenity Building A Nifa Joe~~ 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. (Not applicable since there are no collections from customers during the period 01.04.2022 to 31.03.2023)

Yours faithfully,  
For RSPH and Associates  
Chartered Accountants  
FRN: 003013N



CA Paresh P. Sabadra  
Partner  
M.No.119544  
UDIN:24119544BJZWKL5425  
Date: 05.01.2024  
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 Chaitanya Associates 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.