

R S P H & Associates

Chartered Accountants

Office No.48, 5th Floor JITO Business Bay, Near Kotak Mahindra Bank,
Opp. Hotel Sandip Mahamarg, Mumbai Naka, Nashik 422002.



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 “**Amora Vaddo**” fund utilization and withdrawal by **Isprava Vesta Private Limited**, hereinafter referred to as the “Promoter”, for the Period **01.04.2024 to 31.03.2025** with respect to the Project bearing Goa RERA Reg. Number: **PRGO03231939**.

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 31.03.2025** and hereby certify that:

i. The Promoter has/have completed **85%** of the project titled “**Amora Vaddo**” bearing GoaRERA Reg. No. **PRGO03231939** located at **La Monte Mapusa-Anjuna Chapora Road, Ghateshwar Nagar, Near DMC College, Mapusa, Khorlim Mapusa - Goa-403507, North Goa.**

ii Amount collected during the year in question for this project for the F.Y. **2024-25**, is **Rs.12,28,39,422/-** and amounts collected till date (Up to 31.03.2025) is **Rs.26,09,39,422/-**

iii. Amount withdrawn during the year in question for this project for the F.Y. **2024-25** is, **Rs.12,53,64,388/-** and amount withdrawn till date (From start of the project up to 31.03.2025) is **Rs.22,85,76,088/-**

4. We certify that the Isprava Vesta Private Limited has utilized the amounts collected for “**Amora Vaddo**” 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 - *As per self-certification obtained from the management, the amounts withdrawn from the bank accounts are utilized towards project cost only.*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 R S P H & Associates
Chartered Accountants
FRN: 0003013N



CA Paresh P. Sabadra
Designation: Partner
M No.:119544
UDIN: 25119544BMFYZX5067
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. 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.