



Divina Nandwani & Co
Chartered Accountants

***A1, 1604, F Residences,
Near Balewadi High Street
Pune :- 411045***

FORM 6

[See Section 4(2)(I)(D)]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
Isprava Vesta Private Limited,
La Monte Mapusa Anjuna-Chapora Road,
Ghateshwar Nagar, Near DMC College, Mapusa,
Khorlim Mapusa - Goa-403507, North Goa.

SUBJECT: Report on Statement of Accounts on project **"THE CHAPTER: VOLUME 002 PART 2"** fund utilization and withdrawal by **Isprava Vesta Private Limited** here in after referred to as the "Promoter" for the Financial Year (24-25) Ending 01.04.2024 to 31.03.2025 with respect to the Project bearing GOA RERA Reg. Number **PRGO04242208**

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, Rate of Interests and Disclosure 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 ended **01.04.2024 to 31.03.2025** and hereby certify that-
 - i. The Promoter has/have completed **17.13%** of the project titled **"THE CHAPTER: VOLUME 002 PART 2"** bearing Goa RERA Reg. No. **PRGO04242208** located at **Survey No 50/11-F, Situated at Village Nachinola, Bardez, North Goa, Goa.**
 - ii. Amount collected during the year in question for this project for the financial Year 2024-25, In Specified designated A/c (70% A/c) Rs. 15,29,13,987/-, in other than specified designated A/c Rs. 6,80,29,162/-, Total Rs. 22,09,43,149/- and amount collected till date (Up to 31.03.2025) is Rs. 22,09,43,149/-.
 - iii. Amount withdrawn during the year for (Year)2024 -25 is, from Specified designated A/c (70% A/c) Rs. 2,70,93,009/-, from other than specified designated A/c Rs. 6,80,29,162/-, Total Rs. 9,51,22,171/- and amount withdrawn till date (From start of the project up to 31.03.2025) is Rs. 9,51,22,171/-

4. We certify that **"Isprava Vesta Private Limited"** has utilized the amounts collected for **"THE CHAPTER: VOLUME 002 PART 2"** project 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 the completion of project.

Notes to Audit Report

- 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.
- It is the primary responsibility of the management of Isprava Vesta Pvt limited to prepare, produce and maintain all accounting and 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.
- For percentage completion we have relied on CA certificate produced before us as on 31st March 2025.



(Signature and Stamp/ Seal of the Signatory CA)

Name of the Signatory: CA Divina Nandwani

Membership No.:602168

Date:02/10/2025

Place:Pune

UDIN: 25602168BMTEVP4470