



Vipul V. Bhandari

B.com, A.C.A.

CHARTERED ACCOUNTANTS

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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 "REGATO VADDO" fund utilization and withdrawal by **Isprava Vesta Private Limited** hereinafter referred to as the "Promoter", **01.04.2022 to 31.03.2023** with respect to the Project bearing Goa RERA Reg. Number: **PRGO01221498**.

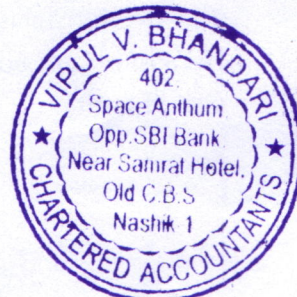
1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) 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 ended **31.03.2022** and hereby certify that:

i. The Promoter has/have completed **100%** of the project titled "Regato Vaddo" bearing GoaRERA Reg. No. **PRGO01221498** located at 72/15 (Part), P.T Sheet No.9, Plot A of Mapusa, Bardez, Goa, Bardez, North Goa, Goa.

ii. Amount collected during the year from **01.04.2022 to 31.03.2023** In Separate Bank A/c (70% A/c) is **Rs.13,50,13,095.70/-**, In other than specified designated A/c is **Rs.1,06,07,995.30/-** Total **Rs.14,56,21,091/-** and amounts collected till date (Up to 31.03.2023) is **Rs.21,39,40,137/-**



iii. Amount withdrawn during the year from 01.04.2022 to 31.03.2023 for this project is from, Separate Bank A/c (70% A/c) Rs. 10,90,78,805.60/-, from other than specified designated A/c Rs.2,74,50,852.30/- Total Rs.13,65,29,657.90/- and amount withdrawn till date (From start of the project up to 31.03.2023) is Rs.19,89,15,370.20/-

4. We certify that the **Isprava Vesta Private Limited** has utilized the amounts collected for "Regato 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. (Refer Note No. V)

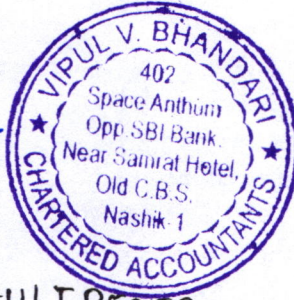
Yours faithfully,
CA Vipul V. Bhandari
Chartered Accountant

CA Vipul V. Bhandari
M. No-158295

UDIN: 23158295BGULIP5052

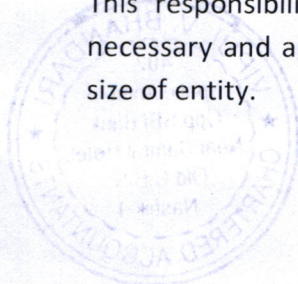
Date: 30.11.2023

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 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.
- VI. The promoter has accepted collections from customers in other than separate designated bank account and later on amounts are transferred to separate designated bank account to the extent of amount mentioned in clause 3(ii) above.

