

R S P H & Associates

Chartered Accountants

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

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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 “**Carino Vaddo**” fund utilization and withdrawal by **Isprava Vesta Private Limited**, herein after referred to as the “Promoter”, for the Period **25.01.2023 to 31.03.2023** with respect to the Project bearing Goa RERA Reg. Number: **PRGO01231861**.

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 for the Period **25.01.2023 to 31.03.2023** and hereby certify that:

i. The Promoter has/have completed **45.58%** of the project titled “**Carino Vaddo**” bearing GoaRERA Reg. No.: **PRGO01231861** located at **Survey No 365/1, Plot No C at Mendrem, Pernem, North Goa, Goa 403527**.

ii. Amount collected during the year in question for this project for the Period **25.01.2023 to 31.03.2023** In Collection Bank account **Rs.2,96,42,060/-**-(Amount received as on 31.03.2023 and transferred to RERA designated bank account in financial year 2023-24) In Specified designated A/c (70% A/c) **Rs.2,95,96,020.90/-**, in other than specified designated A/c **Rs.3,42,36,881.10/-**, Amount collected in Total **Rs.9,34,74,962.00/-** and amounts collected till date Up to 31.03.2023 is **Rs.9,34,74,962.00/-**.

iii. Amount withdrawn during the year in question for this project for for the Period **25.01.2023 to 31.03.2023** is from Specified designated A/c (70% A/c) is Nil, from other than specified designated A/c Rs.2,22,95,385/-, Total Rs.2,22,95,385/-, and amount withdrawn till date (From start of the project up to 31.03.2023) is Rs.2,22,95,385/-,

4. We certify that the **Isprava Vesta Private Limited** has utilized the amounts collected for “**Carino 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. (See Note No. V)

Yours Faithfully,  
For R S P H & Associates  
Chartered Accountants  
FRN: 0003013N



CA Paresh P. Sabadra  
Designation: Partner  
M No.:119544  
UDIN: 23119544BGUOXX4878  
Place: Nashik  
Date: 01.12.2023

• **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. 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 obtained registration of project under GOARERA from 25.01.2023, accordingly the report is issued.
- VII. 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.

