***Divina Nandwani & Co***
***Chartered Accountants***
***A1, 1604, F Residences,***
***Near Balewadi High Street***
***Pune :- 411045***

# FORM 6

**[See Section 4(2)(l)(D)]**

## ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
**ZED POINT VENTURES LLP,**
**Ground Floor, 99/B, CANCA VERLA,**
**GUIRIM, Verla, North Goa,**
**Goa, 403510, North Goa.**

**SUBJECT:** Report on Statement of Accounts on project "**ZED POINT VERLA"** fund utilization and withdrawal by **ZED POINT VENTURES LLP** here in after referred to as the "Promoter" for the Financial Year (**23-24**) Ending **01.04.2023 to 31.03.2024** with respect to the Project bearing GOA RERA Reg. Number **PRGO09221755**

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 "**ZED POINT VENTURES LLP"** for the period ended **01.04.2023 to 31.03.2024** and hereby certify that-
   - **i.** The Promoter has/have completed **45%** of the project titled "**ZED POINT VERLA**" bearing Goa RERA Reg. No. **PRGO09221755** located at **SURVEY NO 18/2 & 6 OF VILLAGE VERLA, BARDEZ GOA, Bardez, North Goa.**
   - ii. Amount collected during the year in question for this project for the financial Year **2023-24**, In Specified designated A/c Rs. 1,05,68,602/-, and amount collected till date (Up to **31.03.2024**) is Rs. 1,05,68,602/-.
   - iii. Amount withdrawn during the year for (Year)**2023 -24** is, from Specified designated A/c Rs. 85,00,000/- and amount withdrawn till date (From start of the project up to **31.03.2024**) is Rs. 85,00,000/-

We certify that" **ZED POINT VENTURES LLP"** has utilized the amounts collected for **"ZED POINT VERLA"** 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.

**Exceptions**

1. The certificate has been drawn on the basis of total amount of money received from allottees of **ZED POINT VERLA** since the inception of the project until 31st March 2024 and amount expended since inception of the project until 31st March 2024.
2. It is not possible for us to certify whether the amount received on daily basis from the allottees has been utilized for the project. Hence the method followed is the total amount of money received during F.Y 2023-24 from the allottees of the project and the total amounts deposited in the RERA designated account and the total withdrawals made from the RERA designated account during the F.Y 2023-24
3. Further the said certificate has been issued on the basis of limited review of the books of accounts and not on the basis of any site visit done as we are not technically qualified to perceive the progress of work on site for which we rely on the Architect certificate for completion of work on site.

**Restriction on Use**

This certificate has been issued at the specific request of the said company and as per the statutory requirement of third proviso to sub section 2 of Section 4 clause (l) of Real Estate (Regulation and Development) Act, 2016 read with corresponding rules and regulations framed therein required submitted before Goa RERA Authorities is not to be used for any other purpose or to be distributed to any other party

Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior written consent. This certificate should not be construed as utilization certificate of said loan borrowed for construction project as this certificate is merely for the utilization of money received from allottees of the project

(Signature and Stamp/ Seal of the Signatory CA)
Name of the Signatory: CA Divina Nandwani
Membership No.:602168
Date:
Place: Kalyan .
Date:22/11/2025
Contact No:8975472588
E-mail:nandwanidivina@gmail.com
UDIN: 25602168BMTEWI1509