

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,
1st Floor, 42A, Impression House,
G.D. Ambekar Marg, Wadala,
Mumbai- 400 031

Subject: Report on Statement of Accounts on project "AURELIA VADDO" fund utilization and withdrawal by Isprava Vesta Private Limited hereinafter referred to as the "Promoter" from 01.04.2021 to 31.03.2022 with respect to the Project bearing Goa RERA Reg. Number PRGO09201200.

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 75.09% of the project titled Aurelia vaddo bearing Goa RERA Reg.No.PRGO09201200 located at Survey No 436/1-A (Part) & 1-A-3 (Part), Anjuna Village Bardez Goa, Bardez, North Goa.

ii. Amount collected during the year 2021-22 (In Separate Bank A/c Rs.3,66,09,266/-, In other than Separate Bank A/c Rs. 1,57,29,686/- Total 5,23,38,952/- and amounts collected till date (Up to 31.03.2022) is Rs.12,39,42,762/-.



iii. Amount withdrawn during the year 2021-22 for this project is From Separate Bank A/c Rs. 2,96,45,266.00/-, From other than Separate Bank A/c Rs.1,57,29,686/-Total Rs.4,53,74,952/-and amount withdrawn till date(up to 31.03.2022) is Rs.11,69,78,762/-.

4. We certify that the Isprava Vesta Private Limited has utilized the amounts collected for "Aurelia 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.

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



CA Divya Paresh Sabadra
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Place: Nashik
Date: 31.10.2022

• 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 designated bank account are utilized towards project cost only. However, it is not possible for us to verify the end use of funds withdrawn from designated bank account on one-to-one basis since the requisite record for such verification is not available with us.
- VI. The promoter has accepted collections from customers in other than separate bank account and later on amounts are transferred to separate bank account to the extent of amount mentioned in clause 3(ii) above.

