



FORM 6
[See Section 4(2)(I)(D)]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

M/S ISHAN VENTURES
PROP. SHRI PARIJAT PRAKASH PRABHUDESAI
2nd FLOOR, OFFICE NO. 208/209/210, LAKE PLAZA, SH 5,
FATORDA- GOA - 403602

SUBJECT:

Report on Statement of Accounts on project fund utilization and withdrawal by M/s ISHAN VENTURES, hereinafter referred to as the "Promoter", for the period from 1st April 2023 to 31st March 2024 with respect to the Project **POROBO BELMONTE** bearing Goa RERA Reg. Number **PRGO06221630**

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. I have obtained all necessary information and explanation from the Promoter, during the course of my audit, which in my opinion was necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of the Promoter for the period from 1st April 2023 to 31st March 2024 and hereby certify that:
 - i. The Promoter has completed around **95%** of the project titled **POROBO BELMONTE** bearing Goa RERA Reg. Number **PRGO06221630** located at PT Sheet No. 175, Chalta No. 70, Village Borda, Taluka Margao, Dist- South Goa, Goa.
 - ii. Amount collected during the period in question for this project is Rs. 2,24,41,774/- and amounts collected till date i.e., till 31/03/2024 is Rs. 3,85,65,602/-.
 - iii. Amount withdrawn during the period in question for this project is Rs. 2,25,61,936/- and amount withdrawn till date i.e., till 31/03/2024 is Rs. 3,85,65,594/-



4. I certify that the Promoter has utilized the amounts collected for project **POROBO BELMONTE** 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 completion of the project.

For A. A. Prabhu Bhatikar & Co.
Chartered Accountants
Firm Registration No.: 128778W



(Atindra A. Prabhu Bhatikar)
Proprietor
Membership No.: 128363
UDIN: 24128363BKGFRS3818



Place: Navelim - Goa
Date: 23/09/2024

Address: H No 73/H/1(RH-2), Shubh Vastu, Baga, Davorlim, Navelim - Goa 403707
Contact No.: 9767898279
E mail: caatindra@gmail.com

Notes:

- 1) The above information for the purpose of this certificate is extracted from the books of account maintained by the Promoter and as per information and explanations submitted to me.
- 2) This certificate is issued at the specific request of the Promoter for the limited purpose of submission before the Goa RERA authorities.
- 3) Percentage completion of the Project is arrived at by dividing the actual cost incurred till date as per the books of account by the estimated cost to complete the project (as submitted the time of the Project registration).
- 4) The Promoter has deposited the collections and made withdrawals from the designated Account No. 50200067831123 maintained with HDFC Bank, Fatorda branch, Goa.
- 5) Total collections as reported above are exclusive of GST, stamp duty and registration charges. The promoter has represented that Stamp duty and registration charges as applicable to the individual units in the project are collected and deposited with the State Revenue authorities by the Promoter at the specific request of the customer.