

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 5

[See Regulation 4]

**Annual Report on Statement of Accounts
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 14.05.2025

To,
M/s. Vrundavan Buildcon,
Shri Krishna Marbal Compound,
Parola Road, Opp. Cotton Market, Near APMC,
Dhule - 424004.

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by Vrundavan Buildcon for the project "Vrundavan Plaza" for the period from 01-04-2022 to 31-03-2023 with respect to MahaRERA Regn. Number: P49800011285.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra 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 Vrundavan Buildcon for the period ended 31.03.2023 and hereby certify that:

A. Deposits:

Sr. No	Particulars	For this Fiscal Year 2022-23	Total for this project till 31.03.2023
1	Total amount collected from allottees	Nil	92,81,930.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	NA	64,97,351.00
4	Total amount deposited in the Designated Bank Account	Nil	92,81,930.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	NA	100%
6	Shortfall / Excess deposit (3-4)	NA	(27,84,579.00)

Amount collected/ deposited at Sr. No 1 & 2, shall not include pass through charges and indirect taxes.

Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? (Yes / no): **Not Applicable, since there are no collections/ bookings during the year 2022-23.**

If No, please mention the amount not deposited. -Not Applicable.

B. Withdrawals:

Sr. No.	Particulars	For this Fiscal year 2022-23 IDBI Bank Ltd A/c No.: 483120100001526	Total for this project from 01.04.2012 to 31.03.2023 IDBI Bank Ltd A/c No.: 483120100001526
1	Opening Balance of Designated Bank Account	3,141.30	17,700.00
2	Total Deposits	0.00	64,50,896.00
3	Total amount withdrawn	1,295.00	64,66,749.70
4	Closing Balance	1,846.30	1,846.30

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period? (Yes / No): Yes, as per CA certificate produced before us.

If No, please provide the below details: -

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
1	Not Applicable	Not Applicable

C. Utilization:

We certify that, the **Vrundavan Buildcon** for the project **Vrundavan Plaza** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, Please provide the below details:-

Sr. No.	Date	Amount not utilized for project cost
1	Not Applicable	Not Applicable

D. Any Qualification / Observations of CA

1	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.
2	It is the primary responsibility of the management of Vrundavan Buildcon 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.
3.	Promoter has obtained occupancy certificate from Dhule Municipal Corporation as on 17.04.2025

Yours faithfully,

For RSPH & Associates
Chartered Accountants

Paresh
Prakash
Sabadra

Digitally signed
by Paresh
Prakash Sabadra
Date: 2025.05.14
16:37:35 +05'30'



CA Paresh P. Sabadra
Designation: Partner
Membership No. 119544
UDIN:
25119544BMFYMN5804
Date: 14.05.2025
Place: Nashik

Agreed and accepted by:
Vrundavan Buildcon

Signature of Promoter
Name: Vijay Narayan
Bhadlikar
Designation: Partner
Date: 14.05.2025