

FORM 5

[See Regulation 4]

Annual Report on Statement of Accounts
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 12.04.2025

To,
Borse Brothers Engineers and Contractors Private Limited,
23 Borse Brothers Anand Nagar,
Deopur, Near Indira Garden, Dhule
Nashik, Maharashtra - 424002.

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by **Borse Brothers Engineers and Contractors Private Limited** for the project "**Vivan Casita**" for the period from **01.04.2022 to 04.01.2023 (Upto Occupancy Certificate)** with respect to Maha RERA Regn Number: **P49800021196**.

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 **Borse Brothers Engineers and Contractors Private Limited** for the period ended **04.01.2023 (Upto Occupancy Certificate)** and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For the period 01.04.2022 to 04.01.2023	Total for this project till date i.e. 04.01.2023
1	Total amount collected from allottees	Nil	28,00,000.00
2	% of amount to be deposited as per act	N.A	70%
3	Amount to be deposited as per act(1*2)	Nil	19,60,000.00
4	Total amount deposited in the Designated Bank Account	Nil	28,00,000.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	N.A	100%
6	Shortfall (+) / Excess deposit (-) (3-4)	N.A	(8,40,000.00)

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? : **Not Applicable, As per contention of promoter there are no any collections/ bookings during the period 01.04.2022 to 04.01.2023.**

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

B. Withdrawals:

Sr. No.	Particulars	For the period 01.04.2022 to 04.01.2023 SBI-A/c No: 38560734634	Total for this project till date i.e. 04.01.2023 SBI-A/c No: 38560734634
1	Opening Balance of Designated Bank Account	28,08,064.75	0.00
2	Total Deposits	0.00	28,10,000.00
3	Total amount withdrawn	27,31,760.57	27,33,695.82
4	Closing Balance	76,304.18	76,304.18

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

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 **Borse Brothers Engineers and Contractors Private Limited** 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 Borse Brothers Engineers and Contractors 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.
3.	The promoter has obtained an occupancy certificate from Dhule Municipal Corporation dated 04.01.2023, copy of the same is attached herewith.

Yours faithfully,
For RSPH and Associates
Chartered Accountants
FRN: 003013N

Paresh Digitally signed
by Paresh
Prakash Prakash Sabadra
Sabadra Date: 2025.04.12
14:16:57 +05'30'



CA Paresh P. Sabadra
Partner
M.No.119544
UDIN: 25119544BMFYJB5072
Date: 12.04.2025
Place: Nashik

Agreed and accepted by:
For, Borse Brothers Engineers & Contractors Pvt Ltd.

Borse Brothers Enginners & Contractors Pvt.Ltd.


Director

Signature of Promoter
Name: Jitendra Bhatu Sonawane
Designation: Partner
Date: 10.04.2025