D. R. PHIRAKE AND CO.
CHARTERED ACCOUNTANTS

PROPRIETOR: CA. Digambar Ramkrishna Phirake, Bsc., F.C.A.(M.No...032892)
Office:- 21, Housing Society, Shahu Nagar, JALGAON-425001 FRN... 115317W
Mob: 9371236844; E-mail:-drphirake@hotmail.com

FORM 5

[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To **Vastu Builders [Project: Prabhulila]**

Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by **Vastu Builders [Project: Prabhulila]** for the period from **01/04/2022** to **31/03/2023** with respect to MahaRERA Number **P49900030722**.

1 This Certificate is issued in accordance with the provisions of 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 I have obtained all necessary information & explanation from the Promoter, during the course of our Audit, which in my opinion are necessary for the purpose of this certificate.

3 I hereby confirm that books of accounts of Vastu Builders are already audited by M/s Magan N. Patil & Co. under the Income Tax Act, 1961. I have relied upon those audited books of account and financial statements certified by the said auditor. I have examined the prescribed Registers, Books & Documents, and the relevant records of **Vastu Builders [Project: Prabhulila]** for the period ended **31/03/2023** and hereby certify that:

A. **Deposits:**

Sr No	Particulars	For this Fiscal Year	Total for this Project till date
1	Total amount collected from allottees	1,88,41,000	2,10,61,000
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	1,31,88,700	1,47,42,700
4	Total amount deposited in the Designated Bank Account	1,88,41,000	2,10,61,000
5	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	100	100
6	Shortfall / (Excess) Deposit (3-4)	(56,52,300)	(63,18,300)

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

Has the required proportion of the money collected from allottees of the project units, as specified in the Act, deposited in the Designated RERA Bank Account?	Yes	✔
	No	

If No, then please mention the amount not deposited: Not Applicable

D.R.PHIRAKE & CO. FRN. 0115317W JALGAON CHARTERED ACCOUNTANTS

B. Withdra...

Sr No	Particulars	For this Fiscal Year	Total for this Project till date
1	Opening balance of Designated Bank Account	4,772.97	-
2	Total Deposits	1,88,37,000.00	2,10,62,001.00
3	Total Amount Withdrawn	(1,88,37,000.00)	(2,10,57,228.03)
4	Closing Balance (1 + 2 - 3)	4,772.97	4,772.97

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	

Note 1: The auditee has neither provided us Form 1, Form 2 and Form 3 obtained for the year under audit for verification during this audit nor were these forms available for download at MahaRERA's Website.

Note 2: At the time of registration under MahaRERA, the auditee has given The Jalgaon Peoples' Co-operative Bank Ltd's Current Account Number 00710000000031 as the designated bank account. However, the auditee could not operate the said bank account for any purposes, as the Jalgaon Municipal Corporation has sealed the said account.

Note 3: The auditee has used Current Account Number 8122771020000014 held with The Jalgaon District Central Co-operative Bank Ltd, Jalgaon for receiving amounts from their customers. Thus, we have reported the aforementioned details of deposits and withdrawals from this bank account.

If no, please provide the below details-

Sr.	Date of withdrawal	Amount of Excess Withdrawals
	Not Applicable	Not Applicable

C. Utilisation:

I certify that, the **Vastu Builders [Project: Prabhulila]** has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act.

If no, please provide the below details-

Sr.	Date	Amount not utilised for Project Cost
	Not Applicable	Not Applicable

D. Any Qualifications / Observations of CA:

1	---------- NIL ----------
2	
3	

For Vastu Builders [Project: Prabhulila]
PROMOTOR

PARTNER

D.R.PHIRAKE & CO. FRN. 0115317W JALGAON CHARTERED ACCOUNTANTS

For D. R. PHIRAKE & CO.
CHARTERED ACCOUNTANTS

CA DIGAMBAR R. PHIRAKE
PROPRIETOR
M.NO.032892
FRN: 115317W
UDIN: 24032892BKFNQQ1335

Place: Jalgaon
Date: 03/04/2024