



Annexure F

FORM 5

(See Regulation 4)

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE**

To,
Praful Narendra Deshmukh
14-A Shrikrishna Residency,
Khare Town, Dharampeth,
Nagpur 440010.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **VED HEIGHTS** for the period from **01/04/2023** to **31/03/2024** with respect to MahaRERA Regn Number **P50500014030**.

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. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended **31-03-2024** and hereby certify that:

A. DEPOSITS:

SN	Particulars	For this Financial Year	Total for this Project till Date
1	Total amount collected from allottees	2,88,20,000	17,04,73,100
2	% of amount to be deposited as per act	100%	100%
3	Amount to be deposited as per act (1*2)	2,88,20,000	17,04,73,100
4	Total amount deposited in the Designated Bank Account	2,18,30,000	3,79,65,800
5	% of Amount deposited in Designated Bank Account [(4)/1(1) * 100]	75.75%	22.27%
6	Shortfall/Excess deposit (3-4)	Short Deposit Rs. 69,90,000.00	Short Deposit Rs. 13,25,07,300.00

Note: 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? **No**

If No. Please mention the amount not deposited. Rs.69,90,000 short deposited during the year.

B. WITHDRAWALS:

SN	Particulars	For this Financial Year	Total for this Project till Date
1	Opening Balance of Designated Bank Account	39,696.70	0.00
2	Total Deposits	2,18,30,000.00	3,79,65,800.00
3	Total amount withdrawn	2,18,30,761.97	3,79,26,865.27
4	Closing Balance	38,934.73	38,934.73

As specified in the Act, **All** the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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**

If no, please provide the below details:

SN	Date of Withdrawal	Amount of Excess Withdrawal

C. UTILISATION

We certify that, **VED HEIGHTS** 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:-

SN	Date	Amount not utilized for Project



D. Any Qualifications/ Observations of CA:

SN	Observation
1	The promoter collected a total amount of ₹17,04,73,100 from customers up to 31-03-2024. Against this, the promoter was required to deposit an 100% amount of ₹17,04,73,100 into the RERA designated account. However, only ₹3,79,65,800 was deposited. Consequently, there was a shortfall of ₹13,25,07,300 in the RERA designated account.
2	During the financial year, the promoter received ₹2,88,20,000 towards new bookings. However, bookings aggregating to ₹4,20,65,000 were also cancelled during the same period.

For APJ & Associates
Chartered Accountants
FRN - 124810W


(Atul Bhaiyya)

Partner

MNo: 128681

UDIN - 25128681BMHCAW4405



Agreed & Accepted by:



Signature of Promoter

Name: Praful Narendra Deshmukh

Date: 31-03-2024

