

Annexure F

FORM 5

(See Regulation 4)

**ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF
THE PROMOTER'S COMPANY/FIRM)
ANNUAL REPORT OF STATEMENT OF ACCOUNTS.
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 24/10/2025

To,
The **PVR SPACES**,
Nagpur (Urban), Nagpur, MAHARASHTRA, 440025,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by **PVR SPACES** for the period from **11/12/2024** to **31/03/2025** with respect to MahaRERA Registration Number **P50500078404**.

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 explanations 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 **PVR SPACES** for the period ended **31/03/2025** and hereby certify that:



A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	0.00	0.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	0.00	0.00
4.	Total amount deposited in the Designated Bank Account	25002.00	25002.00
5.	% of Amount deposited in Designated Bank Account $((4)/(1)*100)$	0.00	0.00
6.	Shortfall/Excess deposit (3-4)	-25002.00	-25002.00

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, been deposited in the Designated RERA Bank Account? : **Yes**

B. Withdrawals:

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	0.00	0.00
2.	Total Deposits	25002.00	25002.00
3.	Total amount withdrawn	1.00	1.00
4.	Closing Balance	25001.00	25001.00

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were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**

C. Utilization:

We certify that **PVR SPACES** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. : **Yes**



D. Any Qualifications / Observations of CA

Nil

UDIN: 25151845BMN&DW1571



Yours faithfully,

Sumit

Signature of Chartered Accountant

UDIN:

Membership Number: 151845

Name: Sumit E. Butley & Co.

Agreed and Accepted by

[Signature]

Signature of Promoter

Name: PVR SPACES

Date: 24/10/2025



SUMIT E. BUTLEY & CO
Chartered Accountants
FRN 136068W

Sumit E. Butley
Representor
No. 151845



SUMIT E. BUTLEY & CO.

CHARTERED ACCOUNTANT

Nr Bharati High School, Beside Ambedkar Statue, Arni, Tah: Arni, Dist: Yavatmal - 445103

Email ID: sebutley@gmail.com, Cell No.-9423405571

FORM - 5

[See Regulation 4]

(ON THE LETTER HEAD OF CHARTERED ACCOUNTANT WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)**

Date: 24/10/2025

To,

M/s PVR Spaces

Plot No. 8 & 9, Malik Makbuja Layout, Sai Nagar,

Behind Airport Centre Point Hotel, Somalwada, Wardha Road, Nagpur - 440025

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s PVR Spaces For the period from 11/12/2024 to 31/03/2025 with respect to MahaRERA Regn Nurnber P50500078404 - Om Residency .

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 **31/03/2025** and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	-	-
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	-	-
4	Total amount deposited in the Designated Bank Account	25,002	25,002
5	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	NA	NA
6	Shortfall/(Excess deposit) (3-4) - (Excess Deposit)	(25,002)	(25,002)

*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**

If No. Please mention the amount not deposited - **Not Applicable**



B. Withdrawals

		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	25,002	25,002
3	Total amount withdrawn	1	1
4	Closing Balance	25,001	25,001

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:- **Not Applicable**

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1		

C. Utilisation

I / We certify that, the **M/s PVR Spaces** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. - **Yes**

If No, please provide the below details:- **Not Applicable**

S.No.	Date	Amount not utilised for Project Cost
1		

D. Any Qualifications / Observations of CA

1	Nil
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Yours Faithfully,
For Sumit E. Butley & Co.
Chartered Accountants
FRN: 136088W

UDIN: 25151845BMNQDW1571



Sumit

(CA Sumit E. Butley)
Proprietor
M.No. 151845

Agreed and accepted by:
For M/s PVR Spaces

Signature of Promoter
Name: Vijay O. Dargan
Date: 24/10/2025