

FORM 5
ANNUAL REPORT STATEMENT OF ACCOUNTS

To,
M/S RIDDHI VIYAAN VENTURES
OFFICE NO. 3, PLOT NO. 40, 1ST FLOOR,
N-3, CIDCO, AURANGABAD, CHHATRAPATI SAMBAHAJINAGAR.

Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by **M/S RIDDHI VIYAAN VENTURES (VIYAAN ANANTA PHASE I)** for the period from **01/04/2022 to 31/03/2023** with respect to MahaRERA No. P51500032300.

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. We have obtained all necessary information & 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 & Documents, and the relevant records of **M/S RIDDHI VIYAAN VENTURES (VIYAAN ANANTA PHASE I)** for the period ended **2022-23** and hereby certify that:

A. DEPOSITS

		For this Fiscal Year 22-23	Total for this Project till date 31st March 2023
1.	Total amount collected from allottees	65,80,100	65,80,100
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	46,06,070	46,06,070
4.	Total amount deposited in the Designated Bank Account	53,80,100	53,80,100
5.	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	81.76%	81.76%
6.	Excess Deposit (3-4)	7,74,030	7,74,030

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



3 MAR 2024

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)

B. WITHDRAWALS

		For this Fiscal Year	Total for this Project till date
1.	Opening balance of Designated Bank Account	99070.60	99070.60
2.	Total Deposits Phase I	53,80,100.00	67,80,100.00
	Phase II	14,00,000.00	
3.	Total Amount Withdrawn	35,95,618.10	35,95,618.10
4.	Closing Balance	32,83,552.50	32,83,552.50

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting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

S. No.	Date of withdrawal	Amount of Excess Withdrawals

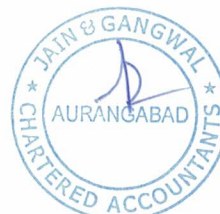
C. UTILISATION

We certify that, the **M/S RIDDHI VIYAAN VENTURES (VIYAAN ANANTA PHASE I)** has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act.

(Yes)

If no please provide the below details-

S. No.	Date	Amount not utilised for Project Cost



3 MAR 2024

D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1.	At the time of registration of Project, the Designated Bank account of the said project was with Vaijapur Merchant Co-op Bank Ltd. and Later on the same was changed to Poornawadi Nagari Sahakari Bank Ltd. During the year, there is a collection of Booking Advances amounting to Rs. 65,80,100/- out of which Rs. 31,00,000/- is deposited in the Current Account No.265 held with Poornawadi Nagari Sahakari Bank, Rs.22,80,100/- is deposited in A/c No. 000600260000550 held with The Vaijapur Merchant Co-op. Bank, and balance Rs. 12,00,000/- is deposited in A/c No. 7646303625 held with Kotak Mahindra Bank. The deposits in and withdrawals from The Vaijapur Merchant Co-op. Bank and Poornawadi Nagari Sahakari Bank Ltd. have been considered as deposits in and withdrawals from the designated bank account in the above chart of withdrawals.
2.	The booking advance amounting to Rs. 14,00,000/- pertaining to Phase II has been deposited in Designated Account of Phase I. This amount is not considered in the reporting of deposits chart above.
3.	The Promoter utilizing only one bank account for purpose of RERA. The promoter not distributing funds in 70% or 30% accounts separately. The lending banks disburse the amount on Separate bank account shown MAHARERA portal.
4.	All details pertaining to the receipt of booking advance are provided by Promoter of the project.

**Agreed and accepted By
FOR M/S RIDDHI VIYAAN VENTURES**



(Partner)



**Yours faithfully ,
FOR JAIN & GANGWAL
CHARTERED ACCOUNTANTS**



(CA PANKAJ K. GANGWAL)

PARTNER

M.NO. 048045

F.R.NO. 117317W

**Date: 03-03-2024
Place: Aurangabad**

RIDDHI VIYAAN VENTURES (PHASE I)

Office No. 3, Plot No. 40, 1st Floor, N-3, CIDCO, Chh. Sambhajinagar, Aurangabad.

Date: 20/02/2024.

To
Jain & Gangwal.
Chartered Accountants,
"Chintamani", Plot No. 1, Sector – C5,
Town Center, CIDCO, Chh. Sambhajinagar.

Subject: RERA Audit of our Partnership Firm for the F.Y. 2022 – 23.

Sir,

With reference to above subject we hereby certify as under:

1. The nature of business carried during the year is Construction, Builders, Developers.
2. The books of accounts maintained in Tally Accounting Software are as under:
i) Cash Book, ii) Ledger, iii) Journal Register iv) Bank Book. All the books of accounts are maintained & kept at our business premises situated at Office No. 3, Plot No. 40, 1st Floor, N-3, CIDCO, Chh. Sambhajinagar, Aurangabad
3. The unit follows mercantile system of accounting and the same system was followed in the immediately preceding previous year.
4. We have utilised the amount withdrawn from the designated Banks maintained for the project expenditure only.
5. At the time of registration of Project, the Designated Bank account of the said project was with Vaijapur Merchant Co-op Bank Ltd. and Later on the same was changed to Poornawadi Nagari Sahakari Bank Ltd. We are enclosing all the bank account maintained where the booking amount is deposited, withdrawal and utilized for project expenditures for your verification.
6. Other particulars and explanations given to you from time to time are true and correct in all respects.

You are requested to prepare and submit your report as required by law at an early date.

Thanking you,
Yours Faithfully,

FOR RIDDHI VIYAAN VENTURES


Partner

