NVM & Associates

CHARTERED ACCOUNTANTS

"Ramkunj", Railway Station Road, Near Unique Petrol Pump,
Beside BJP Office, New Osmanpura, Aurangabad - 431 005.
Telephone : 0240-2326106 Mobile : 9823388620, 9823012346
E-mail : nvmaoffice@gmail.com Website : www.canvma.com

Annexure F

FORM 5

(*See* Regulation 4)

ANNUAL REPORT STATEMENT OF ACCOUNTS

NVM/Cert./2023-24/121

Date: -28/04/2023

To,
M/s Vitthala Developers & Builders
Gut No.106, Kalyani Park Phase II
Pisadevi, Aurangabad-431001

Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal byShri.BharatJanardhan Kale for the period from 01/04/2021 to 31/03/2022 with respect to MahaRERARegistration No. P51500029516.

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 my/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 Vitthala Builders & Developers for the period ended 31/03/2022 and hereby certify that:

NVM & Associates ★ Chartered Accountants ★ AURANGABAD

A. DEPOSITS

	Particulars	For this Fiscal Year 31.03.2022	Total for this Project till date 31.03.2022
1.	Total amount collected from allottees	1,06,60,000/-	1,06,60,000/-
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	74,62,000/-	74,62,000/-
4.	Total amount deposited in the Designated Bank Account	1,09,60,100/-	1,09,60,100/-
5.	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	103%	103%
6.	Shortfall / Excess Deposit (3-4)	-34,98,100/-	-34,98,100/-

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 allotteesof 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 NIL .

B. WITHDRAWALS

	Particulars	For this Fiscal Year01.04.2021 to31.03.2022	Total for this Project 01.04.2021 to 31.03.2022
1.	Opening balance of Designated Bank Account 01.04.2021 (A/c No. 39760427109)	44,060/-	44,060/-
2.	Total Deposits	1,09,60,100/-	1,09,60,100/-
3.	Total Amount Withdrawn	96,29,571/-	96,29,571/-
4.	Closing Balance 31.03.2022	13,74,589/-	13,74,589/-

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~~)

If no please provide the below details –

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

NVM & Associates Chartered Accountants AURANGABAD

C. UTILISATION

I/We certify that, the M/s Vitthala Builders & Developers 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-

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

D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1.	Total deposits include amount of unsecured loan taken and amount of withdrawal includes amount used for the project & repayment of unsecured loan etc.
2.	Total amount withdrawals included construction costs, bank charges, payment to creditors, stamp duty payment, other indirect expenses, TDS payments & advance payment to Architect and Engineers etc.

Yours faithfully

As per our report of even date
For M/s NVM & Associates
Chartered Accountants
FRN: 120649W

NVM & Associates ★ Chartered Accountants ★ FRN.120649W AURANGABAD

CA NandkishorS. Malpani
Partner, Mem. No 108359
Ch. Sambhajinagar, 28th April, 2023
UDIN: 23108359BGUJPB1451

Agreed and accepted by:

VITTHALA BUILDERS AND DEVELO...

Proprieto...

Bharat Janardhan Kale
Promoter
Date: 28th April, 2023