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

NVM/Cert /2023-24/295

Annexure F

FORM 5

(*See* Regulation 4)

ANNUAL REPORT STATEMENT OF ACCOUNTS

Date: -19/08/2023

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 by Shri. Bharat Janardhan Kale for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Registration 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 31/03/2023 and hereby certify that:

NVM & ASSOCIATES
FRN:120447W
Chhatrapati Sambhajinagar
CHARTERED ACCOUNTANTS

A. DEPOSITS

	Particulars	For this Fiscal Year 31.03.2023	Total for this Project till date 31.03.2023
1.	Total amount collected from allottees	68,20,000/-	1,74,80,000/-
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	47,74,000/-	1,22,36,000/-
4.	Total amount deposited in the Designated Bank Account	74,77,000/-	1,84,37,100/-
5.	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	110%	105%
6.	Shortfall / Excess Deposit (3-4)	-27,03,000/-	-62,01,100/-

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 allotees 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 NIL .

B. WITHDRAWALS

	Particulars	For this Fiscal Year 31.03.2023	Total for this Project till date 31.03.2023
1.	Opening balance of Designated Bank Account 01.04.2022 (A/c No. 39760427109)	13,74,589/-	0
2.	Total Deposits	74,77,000/-	1,84,81,160/-
3.	Total Amount Withdrawn	83,01,698/-	1,79,31,269/-
4.	Closing Balance 31.03.2023	5,49,891/-	5,49,891/-

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	3,62,434/-

NVM & ASSOCIATES CHARTERED ACCOUNTANTS FRN:127249W Chhatrapati Sambhajinagar

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 received from allotees.
2.	Total amount withdrawals included construction costs, bank charges, payment to creditors, other indirect expenses, TDS payments, repayment of unsecured loan & payment to Architect and Engineers etc.
3.	Excess Withdrawal as per Form 3 for Q3 and for Q4 is due to advance payment to suppliers.

Yours faithfully

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

NVM & ASSOCIATES
FRN:120649W
Chhatrapati Sambhajinagar
CHARTERED ACCOUNTANTS

CA Nandkishor S. Malpani
Partner, Mem. No 108359
Ch. Sambhajinagar, 19th August,2023
UDIN: 23108359BGUJUX8779

Agreed and accepted by:

Bharat Janardhan Kale
Promoter
Date: 19th August,2023