

NVM & Associates

CHARTERED ACCOUNTANTS

"Ramkunj", Railway Station Road, Near Unique Petrol Pump,
Beside BJP Office, New Osmanpura, Chh. Sambhajinagar - 05.
Mobile : 9823388620, 9823012346 Website : www.canvma.com
E-mail : nvmaoffice@gmail.com gsmalpani@rediffmail.com



NVM/Cert/2025-26/780

Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT STATEMENT OF ACCOUNTS

Date: -15/09/2025

To,
M/s Vitthala Builders & Developers
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 01/04/2024 to 31/03/2025 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 31/03/2025 and hereby certify that:



A. DEPOSITS

	Particulars	For this Fiscal Year 31.03.2025.	Total for this Project till date 31.03.2025.
1.	Total amount collected from allottees	46,51,000/-	2,63,90,000/-
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	32,55,700/-	1,84,73,000/-
4.	Total amount deposited in the Designated Bank Account	46,51,000/-	2,63,90,000/-
5.	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	100%	100%
6.	Shortfall / Excess Deposit (3-4)	(13,95,300/-)	(79,17,000/-)

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 allottees 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 31.03.2025	Total for this Project till date 31.03.2025
1.	Opening balance of Designated Bank Account 01.04.2024 (A/c No. 39760427109)	2,76,365/-	0
2.	Total Deposits	50,04,530/-	2,77,45,700/-
3.	Total Amount Withdrawn	52,70,925/-	2,77,35,729/-
4.	Closing Balance 31.03.2025	9,971/-	9,971/-

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	



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 received and amount received from allottees.
2.	Total amount withdrawals included construction costs, bank charges, payment to creditors, other indirect expenses, TDS payments, repayment of unsecured loan etc.
3.	Excess withdrawal as per Form 3 of Q4 of F.Y. 2024-25 is due to advance payment to suppliers & paid to Loans & Advances.
4.	It is noted that the Promoter has not complied with the requirement of maintaining three separate bank accounts as mandated under Section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016 read with the relevant Rules. However, it has been observed that the Promoter has operated only SBI Bank A/c no. 00000039760427109 bank account and has not opened/maintained all the prescribed three bank accounts. This constitutes a non-compliance / violation of the provisions of the RERA Act, 2016 and corresponding rules.
5.	Booking amount received for Flat No B-7 on dt 15.09.2024 of Rs. 51000/- is not shown in Quarterly Progress Report (QPR) of Q2 for FY 2024-25.

Yours faithfully

As per our report of even date

For M/s NVM & Associates

Chartered Accountants

FRN: 120649W



CA Nandkishor S. Malpani

Partner, Mem. No 108359

Ch. Sambhajinagar, 15th Septmber,2025

UDIN: 25108359BMLGIF7992



Agreed and accepted by:

VITTHALA BUILDERS AND DEVELOPERS



Proprietor

Bharat Janardhan Kale

Promoter

Date: 15th Septmber,2025