ANIL K. DAHIYA
Chartered Accountant

Annexure F
FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date:29/09/2023

To,
SHREE VALLABH CONSTRUCTION
25/147 SURYA KIRAN SOCIETY, MHB COLONY,
CHUNABGATTI, DAHISAR,
MUMBAI – 400068.

Subject- Report on Statement of Accounts on project fund deposits, utilization and withdrawal by **SHREE VALLABH CONSTRUCTION** for the period from 01/04/2022 to 14/02/2023 with respect to project **VRAJ NAITRA** MahaRERA Regn. Number- **P51600018940**.

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 Disclosure on Website) Rules, 2017.

2. I/We have obtained all the 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 **SHREE VALLABH CONSTRUCTION** for the period ended 31st March 2023 and hereby certify that:

A. Deposits:-

		For this Fiscal Year	Total for this project till date
1.	Total amount collected from allottees	10,98,800/-	20,05,62,405/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act(1*2)	7,69,160/-	14,03,93,684/-
4.	Total Amount Deposited in the Designated Bank Account	10,98,800/-	20,05,62,405/-
5.	% of Amount Deposited in the Designated Bank Account [(4)/(1)*100]	100%	100%
6.	Shortfall/Excess Deposit (3-4)	(3,29,640/-)	(6,01,68,721/-)

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/No)

-Yes

1st floor, Jayshree Pride, Near New Era School, Next to Pushp Hospital, Govindnagar, Nashik. 422009
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B. Withdrawals

		For this Fiscal Year	Total for this project till date
1.	Opening Balance of Designated Bank Account	-	-
2.	Total Deposits	10,98,800/-	20,05,62,405/-
3.	Total Amount Withdrawn	10,98,800/-	20,05,62,405/-
4.	Closing Balance	-	-

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

-Yes

C. Utilisation

I/We certify that, the **SHREE VALLABH CONSTRUCTION** has utilized the amounts withdrawn form designated bank account towards project cost only as specified in the act.

-Yes

D. Any Qualifications / Observations of CA

1.	We have applied test check.
2.	The collections during the year is netted off with the booking cancelled, GST and Stamp Duty, etc.
3.	The receipts in the bank account also contain the receipts other than from allottees. However, we have considered only the receipts towards consideration only.
4.	We cannot verify the designated bank account is the same account in which the promoter has deposited the amount received from allottees as the track record for change of designated bank account on the Maha RERA portal is not available. Therefore, we have completed this report on the basis of information given by the Promoter.
5	Some of the agreements are yet to be produced for verification.
6	The occupation certificate of this project is received on 02/05/2022 & Form 4 issued on 14/02/2023 therefore the audit is done till 14/02/2023.
7	We are hereby issuing only the reasonable assurance and not an absolute assurance.

Yours Faithfully,
Anil Khetamal Dahiya
Chartered Accountant

ANIL K. DAHIYA
Mem. No
118041
Nasik
CHARTERED ACCOUNTANT

CA Anil K. Dahiya
Proprietor
M No.: 118041
UDIN: 23118041BGVVPC4376

Agreed and Accepted by:
Partner
Place: Nashik
Date: 29/09/2023

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