

Annexure F

FORM 5

(See Regulation 4)

**ON THE LETTERHEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR
OF THE PROMOTER COMPANY/FIRM)**

ANNUAL REPORT STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letterhead)

Date: - 16.08.2022

To,

The CITYSCAPE BUILDCON - PROJECT VARAD RESIDENCY <<Name & Address of Promoter>>

**Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by
[Promoter] for the period from 01.04.2021 to 31.01.2022 with respect to MahaRERA
Number P51600021616**

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. I/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. I/We hereby confirm that I/We have examined the prescribed Registers, Books & Documents, and the relevant records of (Promoter) for the period ended 31.01.2022 and hereby certify that:

A. DEPOSITS

		For this Fiscal Year 01.04.2021 to 31.01.2022	Total for this Project till date 31.01.2022
1.	Total amount collected from allottees	79,49,000	3,14,12,163
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	55,64,300	2,19,88,514
4.	Total amount deposited in the Designated Bank Account	47,41,800	2,33,59,166
5.	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	59.65%	74.36%
6.	Shortfall / Excess Deposit (3-4)	8,22,500/- Short Deposited	13,70,652 /- Excess Deposited



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) **Yes Deposited Except DURING THE FINANCIAL YEAR 2021-22 LOAN DISBURSEMENT FOR FLAT A-302 RS. 11,75,000 /- (12.08.2021) CREDITED TO 30% GENERAL ACCOUNT INSTEAD OF 70% RERA RETENTION ACCOUNT BY THE STATE BANK OF INDIA. BUT THE WITHDRAWALS ARE WITHIN THE LIMITS AND THERE IS NO EXCESS WITHDRAWAL.**

If No, then please mention the amount not deposited **NIL**

B. WITHDRAWALS

		For this Fiscal Year 01.04.2021 to 31.01.22	Total for this Project till date 31.01.2022
1.	Opening balance of Designated Bank Account	NIL	NIL
2.	Total Deposits	47,41,800	2,33,59,166
3.	Total Amount Withdrawn	47,41,800	2,33,59,166
4.	Closing Balance	NIL	NIL

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 Withdrawals are Within the prescribe limits.**

If no please provide the below details - **NO DEVIATION**

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

C. UTILISATION

I/We certify that, the (Name of Promoter) 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- **NO DEVIATION**

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



D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1.	Wherever supporting documents, Allotment letters, bills, stamp, receipts Book, payments to suppliers, vouchers, cash memo, or details are not available on the records, we have relied upon the office vouchers duly signed and information and explanation given by the assessee.
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Yours faithfully

Signature of Chartered Accountant
(UDIN 22153261APBSDH6978 and Membership Number 153261
Name BHALGAT BOTHARA AND ASSOCIATES



Tushar Lokhande
CA TUSHAR LOKHANDE, PARTNER

Cityscape Buildcon
Agreed and accepted by:

Deshmukh
Partner



Signature of Promoter

Name:

Date: 16.08.2022