



Bera & Associates

Chartered Accountants

Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date : 08/02/2024

To,

M/s V.R. Realities

Project : **SHANTI PARK**.

Plot No. 808/808/1-808/4, Navi Mumbai,

Thane – 410206.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/S. V.R. REALTIES (PROJECT: SHANTI PARK)** for the period from 01.04.2019 to 31.03.2020 with respect to MahaRERA Regn Number **P51700008676**.

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 Disclosures on Website) Rules, 2017.
2. I have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. I hereby confirm that i have examined the prescribed registers, books and documents, and the relevant records of **M/S V.R. REALTIES (PROJECT: SHANTI PARK)** for the period ended 31/03/2020 and hereby certify that:



A. Deposits:

Sr.No.	Particulars	For this Fiscal Year	Total for this project till date
1.	Total amount collected from allottees	5,00,000.00	5,00,000.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	3,50,000.00	3,50,000.00
4.	Total amount deposited in the Designated Bank Account	54,75,000.00	1,21,10,000.00
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	1095%	2422%
6.	Shortfall/Excess deposit (3-4)	(51,25,000.00)	(1,17,60,000.00)

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**

If No, Please mention the amount not deposited.

B. Withdrawals:

Sr.No.	Particulars	For this Fiscal Year	Total for this project till date
1.	Opening Balance of Designated Bank Account	2,39,605.60	0.00
2.	Total Deposits	54,75,000.00	1,21,10,000.00
3.	Total amount withdrawn	51,75,065.50	1,15,70,459.90
4.	Closing Balance	5,39,540.10	5,39,540.10

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

If No, Please provide the below details:

Sr.No.	Date of withdrawal	Amount of Excess Withdrawals



C. Utilisation:

I certify that, the of **M/S V.R. REALTIES (PROJECT: SHANTI PARK)** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, Please provide the below details:

Sr.No.	Date	Amount not utilised for Project Cost

D. Any Qualifications / Observations of CA

Sr.No.	Qualification / Observations

Place: Navi Mumbai

Date: 08/02/2024



Name of the Signatory: CA Sagar Karman Bera

Name of Firm : Bera & Associates

F.R.No. 144260W

Full Address: C- 327, 3RD Floor, Big Splash,
Vashi, Navi Mumbai-400 703

Membership No : 177115

Contact No. : 9594102880

Email: sagarbera.ca@gmail.com

UDIN: 24177115BKBFEG5341

Agreed & Accepted by :

For, V.R. Realities


Partner