CA INDIA
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. Realties
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 01.04.2020 to 31.03.2021 with respect to MahaRERARegn 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 31/03/2021 and hereby certify that:

BERA & ASSOCIATES F.R.N. 144260W

Sagar K Bera

9594102880 sagarbera.ca@gmail.com
C-327, 3rd Floor, Big Splash, Above Waman Hari Pethe Jewellers, Sector 17, Vashi, Navi Mumbai - 400 703

A. **Deposits:**

Sr.No.	Particulars	For this Fiscal Year	Total for this project till date
1.	Total amount collected from allottees	69,40,000.00	74,40,000.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited asper act (1*2)	48,58,000.00	52,08,000.00
4.	Total amount deposited in the Designated Bank Account	78,36,844.00	1,99,46,844.00
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	161.32%	383.00%
6.	Shortfall/Excess deposit (3-4)	(29,78,844.00)	(1,47,38,844.00)

Has the required proportion of money collected from allotees 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	5,39,540.10	0.00
2.	Total Deposits	78,36,844.00	1,99,46,844.00
3.	Total amount withdrawn	77,74,973.50	1,93,45,433.40
4.	Closing Balance	6,01,410.60	6,01,410.60

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

BERA & ASSOCIATES F.R.N. 144260W

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

BERA & ASSOCIATES F.R.N. 144260W

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: 24177115BKBFEH6946

Agreed & Accepted by :
For, V.R. Realties

Partner