



FORM 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To

VASTU DARSHAN DEVELOPERS LLP
SHOP NO -02, GROUND FLOOR
ACHARYA ASHRAM CHS. LTD,
M. K. MARG, OPP. DON BOSCO SCHOOL,
VAZIRA NAKA, BORIVALI WEST, MUMBAI-91

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Vastu Darshan Developers LLP** for the period from **01/04/2021 to 31/03/2022** with respect to MahaRERA Regn. Number P51800020670

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. We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of **VASTU DARSHAN DEVELOPERS LLP** for the period ended **31/03/2022** and hereby certify that:

A. Deposits:

		For the Fiscal Year	Total for this project till date
1.	Total Amount collected from allottees	3,16,85,000	16,21,87,000
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	2,21,79,500	11,35,30,900
4.	Total amount deposited in the Designated Bank Account	2,96,35,000	13,74,51,000
5.	% of Amount deposited in Designated Bank account [(4)/(1)*100]	93.53%	84.75%
6.	Shortfall/Excess deposit (3-4)	(74,55,500)	(2,39,20,100)

Amount Collected/Deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in Designated RERA Bank Account? – No



A- 40, Plot No. 80, Seashell Chs, Near Ganesh Mandir, Gorai 1, Borivali West, Mumbai - 400092, India.



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During the year promoter has collected Rs. 3,16,85,000/- from the allottees. Out of the said amount Rs. 2,96,35,000/- has been deposited in RERA designated Bank Account. Hence Promoter has deposited excess amount of Rs. 74,55,500/-.

However during the year promoter has collected Rs. 20,50,000/- from the specific allottees & 70% of this amount i.e. 14,35,000/- is not deposited in RERA designated Account.

B. Withdrawals:

		For the Fiscal Year	Total for this project till date
1.	Opening Balance of Designated Bank Account	15,00,000	--
2.	Total Deposits	4,12,90,748	16,27,83,248
3.	Total amount withdrawn	4,27,90,748	16,27,83,248
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 & Form 3 issued during the reporting period? - Yes

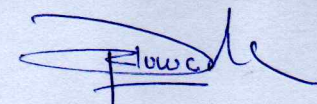
C. Utilisation

We certify that, the Vastu Darshan Developers LLP has utilised the amounts withdrawn from designated bank account towards project cost only, as specified in the act

D. Any Qualifications/Observations of CA

1.	As per the Examination of the Books of accounts, It has been observed that the during the year Promoter has Collected Rs. 3,16,85,000/- for the Flats sold to the Customers. Out of this said proceeds Promoter has deposited Rs. 20,50,000/- in bank Account other than Rera Designated Escrow Account. However it has been utilised to incurred the cost of the Project.
2.	As per the Examination of the Books of accounts, It has been observed that since inception Promoter has Collected Rs. 16,21,87,000/- for the Flats sold to the Customers. Out of this said proceeds Promoter has deposited Rs. 2,47,36,000/- in bank Account other than Rera Designated Escrow Account. However it has been utilised to incurred the cost of the Project.

Agreed and Accepted by:
FOR VASTU DARSHAN DEVELOPERS LLP



PRADEEP NALAWADE
PARTNER
PLACE - MUMBAI
DATE - 30.09.2022

Yours Faithfully,
FOR DIPESH GOLVANKAR & CO



CA DIPESH GOLVANKAR
PROPRIETOR
MEMBERSHIP NO. 187759
UDIN : 22187759BAULIC6374
PLACE : MUMBAI
DATE : 30.09.2022

