

Chetan S. Jain
B.Com., F.C.A.**ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CERTIFICATE**

Date: 09.02.2023

To,

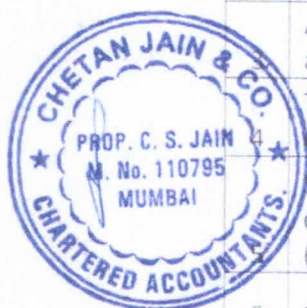
Vaibhav Realtors,
9, Malharrao Wadi,
Dadiseth Agyari Lane,
Office no.8, Kalbadevi
Mumbai – 400 002

Subject: Report on statement of Accounts on project fund deposit, utilization and withdrawal by Vaibhav Realtors for the period from 01.04.2020 to 31.03.2021 with respect to MahaRera Registration Number **P51800022021**.

4. 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.
5. I/we have obtained all 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.
6. I/we hereby confirm that I/we have examined the prescribed registers, books and documents and the relevant records of Vaibhav Realtors for the period ended **31.03.2021** and hereby certify that:

D. Deposits:

		For 01.04.2020 to 31.03.2021	Total for this project till date
1	Total amount collected from allottees	22773365	43623015
2	% of amount to be deposited as per act	70	70
	Amount to be deposited as per act (1*2)	15941356	30536111
4	Total amount deposited in the designated bank account	22348262.5	41256986.50
	% of amount deposited in the designated bank account (4/1*100)	98.13	94.58
6	Shortfall / Excess deposit (3-4)	-6406907	-10720876



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

E. Withdrawals:

		For 01.04.2020 to 31.03.2021	Total for this project till date
1	Opening balance of Designated bank account (includes Fixed Deposit amount)	5408366	5408366
2	Total Deposits	22348262.5	41256986.5
3	Total Amount Withdrawn	27436119.1	40936477.1
4	Closing Balance (includes Fixed deposit amount)	320509.4	5728875.4

As specified in the act, All the amount withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant form 1, form 2, and form 3 issued during the reporting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

F. Utilisation:

I/we certify that, **Vaibhav Realtors** has utilised the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

For M/s Chetan Jain & Co
Chartered Accountants
FRN: 0121880W

Chetan Jain

Mr Chetan Jain
(proprietor)

M.no.: 110795

UDIN: 23110795BGWIWK5233

Place: Mumbai



Agreed and accepted by:
For **VAIBHAV REALTORS**

[Signature]

Partner

Date: 9/02/23