



NEETU CHETAN JAIN

Chartered Accountants

E-302, Fennel, Garden Grove Phase 2, Gorai Shimpoli Road, Borivali West, Mumbai-400092
Maharashtra

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Annexure F

Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT CERTIFICATE

Date: 03.08.2023

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 **01.04.2022 to 31.03.2023** with respect to MahaRera Registration Number **P51800022021**.

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/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.
3. 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 **31.03.2023** and hereby certify that:

A. Deposits:

		For 01.04.2022 to 31.03.2023	Total for this project till date
1	Total amount collected from allottees	65589014	166124867
2	% of amount to be deposited as per act	70	70
3	Amount to be deposited as per act (1*2)	45912309.8	116287406.9
4	Total amount deposited in the designated bank account	51223347	184505157.5
5	% of amount deposited in the designated bank account (4/1*100)	78.10	111.06
6	Shortfall / Excess deposit (3-4)	-5311037	-68217751



Neetu C. Jain

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

B. Withdrawals:

		For 01.04.2022 to 31.03.2023	Total for this project till date
1	Opening balance of Designated bank account (includes Fixed Deposit amount)	3902703	9,631,578.80
2	Total Deposits	51223347	184505157.5
3	Total Amount Withdrawn	52360498	181739605.1
4	Closing Balance (includes Fixed Deposit amount)	2765552	12,397,131.20

As specified in the act, All the amount withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant form 1, form 2, and form 3 issued during the reporting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

C. 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.

Neetu C. Jain
Mrs Neetu C Jain
(proprietor)
M.no.: 210732
UDIN : 23210732BGZUXS4755
Place: Mumbai



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

Date:

Jain

Partner

04/08/2023