



**FORM 5[see Regulation 4]**  
**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

To,

Vighnaharta Developers  
Office No 205,206.207.208.209  
Blueberry Biz,D.Y.Patil College Road  
Ravet , Pune - 412101

Subject : Report on Statement of Accounts on project fund utilization and withdrawal by

Vighnaharta Developers for the period from 21-06-2017 to 31-03-2018  
with respect to MahaRERA Registration Number P52100000008

- 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 Company, during the course of our audit, which in my/our 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 Vighnaharta Developers for the period ended 31-03-2018 and hereby certify that :

i. Vighnaharta Developers have completed

|         |            |
|---------|------------|
| 100.00% | B Wing     |
| 49.00%  | A Wing     |
| 0.00%   | Commercial |

of the project titled Sai Saroj  
MahaRERA Registration Number P52100000008  
located at Survey No 180 and Survey No 154  
Ravet , Pune - 412101

|                                                                  |                 |
|------------------------------------------------------------------|-----------------|
| ii. Amount collected during the year for this project is Rupees  | 2,76,10,247.00  |
| and amounts collected till date is Rupees As on 31/03/2018       | 18,74,05,851.00 |
| iii. Amount withdrawn during the year for this project is Rupees | 2,36,84,010.80  |
| and amount withdrawn till date is Rupees As on 31/03/2018        | 18,34,79,614.80 |

- 4 I certify that the Promoter Vighnaharta Developers has utilized the amounts collected for Sai Saroj project, only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.  
(If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions)

For V C A N & ASSOCIATE LLP  
Chartered Accountants

CA MANATU KUMBHAR  
PARTNER

M. No. : 152271

FRN : 133239W/100260W



Date : 30-09-2018

Place : Pune

Notes/Remark/Qualification, if any, to Audit Report are forming Part of the said Audit Report

|   |                                                                                                                                                                                                                                     |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | For the calculation of Point 3.ii., 3.iii. The term "Year" is considered from the Registration date of the Project till the end of concerned financial year. /receipt of Completion/Occupancy Certificate from concerned Authority. |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2 | For the Calculation of Point 3.i, the percentage completion of the project is considered for B Wing is 100% as Completion/Occupancy Certificate received on 03/11/2017 and for A Wing & Commercial Wing percentage completion of the project is certified by the engineers on estimated project cost to Estimated cost incurred as on the date of 31st March 2018.                                                                                                                                                                                                 |
| 3 | Our Scope of Audit were limited to till the date of Completion/Occupancy Certificate for B Wing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 4 | Receipts regarding the flat booking amounting to Rupees 2146323/- (3066175*70%) were deposited in the account other then the RERA Account. As per management representation it was the unintentional error done by the office staff. It is also duly verified that developer had sufficient balance on Rera Withdrawl certificate during the deposits of above said amount to account other then the RERA Account. It is also been verified that the above said amount was been considered/accounted for the calculation of amount available for Withdrawla limit. |

