Yashwin Hinjawadi

RSVA & Co.
CHARTERED ACCOUNTANTS

Pune Branch : # 30, Prestige Point, 1st Floor,
283 Shukarwar Peth, Pune - 411002
Tel : 020 24487800 / 900
E-mail : adminpune@rsva.co.in

Annexure F
Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Vilas Javdekar Eco Shelters Private Limited,
306, Siddharth Towers,
Sangam Press Road, Kothrud,
Pune – 411038.

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by Vilas Javdekar Eco Shelters Private Limited for the period from 01-04-2021 To 31-03-2022 with respect to MahaRERA Number P52100000037.

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 Vilas Javdekar Eco Shelters Private Limited for the period ended 31-03-2022 and hereby certify that:

A. Deposits:

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Total amount collected from allottees	20,30,01,733.00	49,99,82,152.72
2	% Amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	14,21,01,213.10	34,99,87,506.90
4	Total amount deposited in the Designated Bank Account	14,22,55,080.80	47,75,44,599.82
5	% Of Amount deposited in Designated Bank Account [(4) / (1) *100]	70.08%	95.51%
6	Shortfall /Excess deposit (3-4)	-1,53,867.70	-12,75,57,092.92

RSVA & Co. ★ F.R. No. 110504W PUNE ★ Chartered Accountants

Amount collected/deposited at Sr. No. 1 & 2, does not include any 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 the Designated RERA Bank Account? (Yes / No)

Yes, the amount of 70% required to be deposited in RERA account is deposited and there is an excess deposit of Rs. 1,53,867.70/- in the mentioned account.

B. Withdraw

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Opening Balance of Designated Bank Account	0.00	0.00
2	Total Deposits	14,22,55,080.80	47,75,44,599.82
3	Total Amount Withdrawn	14,22,55,080.80	47,75,44,599.82
4	Closing Balance	0.00	0.00

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.

If no, please provide the below details: -

SR.NO	Date of withdrawal	Amount of Excess Withdrawals
1		NIL

C. Utilization

We Certify that, the Vilas Javdekar Eco Shelters Private Limited 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 Utilized for Project Cost
1		NIL

RSVA & CO. Chartered Accountants F.R.No. 110504W PUNE

D. Any Qualifications / Observations of CA

SR.NO	Particulars
1.	As per the audit evidence obtained, amount that need to be deposited in the designated RERA Account is Rs. 14,21,01,213.10/- and the amount deposited in the RERA Account is Rs. 14,22,55,080.80/-. Hence, there is excess deposit of Rs. 1,53,867.70/- in the designated RERA Account.
2.	Yashwin Hinjewadi comprises of 5 Building out of which 4 have been already completed and building which is in currently progress i.e VJ Hapiness Street advance from customer has been only considered part of the working.

Yours faithfully,

For RSVA & Co
FRN: 110504W

RSVA & CO. F.R. No. 110504W PUNE Chartered Accountants

CA Abhijit Mundada
Partner
Membership No: 134685
UDIN: 22134685AWWKPL2912
Date: 29/09/2022
Place: Pune

Agreed and accepted by:

Signature of Promoter
Name: Mr. Aditya Vilas Jawdekar
Date: 29/09/2022
Place: Pune