

Annexure F
Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,

Vilas Javdekar Eco Shelters pvt. Ltd,
306, Siddharth Tower, sangam press road,
Near City Pride, Kothrud, pune 411038

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by Vilas Javdekar Eco Shelters pvt. Ltd. Ltd for the period from 01-04-2023 to 31-03-2024 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 pvt. Ltd for the period ended 31-03-2024 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	74,70,06,317	1,43,94,27,757
2	% Amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	52,29,04,422	1,00,75,99,430
4	Total amount deposited in the Designated Bank Account	58,28,74,000	1,20,24,00,306
5	% of Amount deposited in Designated Bank Account [(4)/(3) *100]	78.00%	84.00%
6	Shortfall /Excess deposit (3-4)	-5,99,69,578	-19,48,00,876



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 by Rs. 5,99,69,578/- in the mentioned account.

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	58,30,14,670.92	1,20,25,40,976.44
3	Total Amount Withdrawn	58,30,14,670.92	1,20,25,40,976.44
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As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

B. Utilization

We Certify that, the Vilas Javdekar Eco Shelters pvt. Ltd. Ltd 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



C. Any Qualifications / Observations of CA

SR.NO	Particulars
1.	The required proportion of money collected from allottees of the project units, as specified in the act, has been deposited in the Designated RERA Bank Account. The total amount deposited for this fiscal year and for the project till date is 78% and 84% respectively, which is in compliance with the Real Estate Regulatory Act (RERA). Excess is due to the proportion of Receipt against cancelled units and passthrough charges deposited in RERA designated account.

Yours faithfully,

For GMKS & Co.

FRN: 139767W

ABHIJIT
JAGDISH
MUNDADA
CA Abhijit Mundada
Partner

Digitally signed by
ABHIJIT JAGDISH
MUNDADA
Date: 2024.09.26
14:54:37 +05'30'



Membership No: 134685
UDIN: 24134685BKAUYI2532
Date: 26/09/2024
Place: Pune

Agreed and accepted by:

**ADITYA
VILAS
JAVDEKAR**

Digitally signed by ADITYA VILAS JAVDEKAR
DN: c=IN, postalCode=411052,
st=MAHARASHTRA, street=PUNE, I=PUNE,
o=Personal,
serialNumber=1ab0275bea0861bc012ab09df
c2376cc08b36bba59283cc0764366027575c2
pseudonym=e9b22134560345e9907074b1d9
8b9baf,
2.5.4.20=b4e78cc0eb605b9f125327d4b8af32c
2eb733d76ed77770317b685d46c0b1710,
email=ADITYA.JAVDEKAR@JAVDEKARS.COM,
cn=ADITYA VILAS JAVDEKAR
Date: 2024.10.10 17:54:36 +05'30'

Signature of Promoter

Name:

Date:

Place: Pune