AGRAWAL ANKITA & CO.
CHARTERED ACCOUNTANTS
101, Maa Saraswati apartments, KDK College road, Jagnade Square, Nagpur-440009
Email: avagrawal94@gmail.com Ph no 7972870992

Annexure F
FORM 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 25/10/2023

To,
Vardan Buildcon
Plot no. 212, Bajaj Nagar,
Nagpur-440010.

Subject: Report on. Statement of Accounts on project fund deposit, utilization and withdrawal
By **Vardan Buildcon** for the period from
2022 To 2023 with respect to Maha RERARegn Number **P50500033603**

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 (Promoter) for the period ended 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	17,513,100.00	17,513,100.00
2	% of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	12,259,170.00	12,259,170.00
4	Total amount deposited in the Designated Bank Account	17,740,002.00	17,740,002.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	101.30%	101.30%
6	Shortfall/Excess deposit (3-4)	-5,480,832.00	-5,480,832.00

Amount collected/deposited at Sr. No. 1 & 2, shall not include 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

If No. Please mention the amount not deposited during the period. Nil /- (Rs.)

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B. Withdrawals

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank	-	-
2	Total Deposits	17,740,002.00	17,740,002.00
3	Total amount withdrawn	13,325,000.00	13,325,000.00
4	Closing Balance	4,415,002.00	4,415,002.00

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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? (Yes / No)	Yes

If No, Please provide the below details:-

Sr. No.	Date of withdrawal	Amount of Excess withdrawals
1		
2		

C. Utilisation

We certify that **Vardan Buildcon** 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 utilised for Project Cost
1	NA	NA
2	NA	NA

D. Any Qualifications / Observations of CA

Sr. No.	Particulars
1	GST received from customers Rs 176900 also deposited in RERA Account.
2	100% of amount received from allottees including GST is deposited in RERA Account by the promoter. That is why Table A5 is showing percentage greater than 100%.

Yours Faithfully,
Agrawal Ankita & Co.
Chartered Accountants

Agreed and Accepted by:

Name: Prerna Mahajan
Date: 25/10/2023

UDIN 23180201BGSIKF2357
Mem. No. 180201

Name CA Ankita Agrawal
Designation Proprietor