R H CHANDAK & CO
CHARTERED ACCOUNTANTS
201, Riddhi Apartments, Opposite Union Bank of India, Queta Colony, Nagpur – 440018
e-mail: roopeshkumarchandak@gmail.com Contact: 9372433360

Annexure F
FORM 5

***(See* Regulation 4)**

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 30-09-2024

To,
VIKAS INFRAVENTURES,
3rd Floor, MG House,
Rabindranath Tagore Marg,
Civil Lines, Nagpur-01

SUBJECT: Report on. Statement of Accounts on project fund deposit, utilization and withdrawal by M/s Vikas Infraventures for the period from **01-04-2023** to **31-03-2024** with respect to MahaRERA Registration Number **P50500046204.**

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. 1/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 (Promoter) for the period ended and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	51,50,000	51,50,000
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	36,05,000	36,05,000
4.	Total amount deposited in the Designated Bank Account	36,05,000	36,05,000
5.	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	70%	70%
6.	Shortfall/Excess deposit (3-4)	0	0

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? NA

If No. Please mention the amount not deposited.

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank	0	0
2.	Total Deposits	36,05,000	36,05,000
3.	Total amount withdrawn	6,41,989	6,41,989
4.	Closing Balance	29,63,011	29,63,011

As specified in the Act, **All** the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form I, Form 2 and Form 3 issued during the reporting period? NA

If No, Please provide the below details: -

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1.	NA	NA

C. Utilisation

Me certify that, the M/s Vikas Infraventures 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: -

S.No.	Date	Amount not utilised for Project Cost
1.	NA	NA

D. Any Qualifications / Observations of CA

1.	NIL
2.	

Yours Faithfully,

For R.H. Chandak & Co.

Chartered Accountants,

R.H.CHANDAK & CO. Chartered Accountants NAGPUR

Roopesh Hargovind Chandak

Proprietor

Membership Number: 160397

UDIN: **24160397BKSOWG8990**

For M/s. Vikas Infraventures

Partner

Agreed and Accepted by:

Signature of Promoter

Name: M/s Vikas Infraventures

Date: 30-09-2024