RAVINDRA MUDE & CO.
Chartered Accountants

HeadOffice 201 Dwarkamai 38 Wanjari Nagar, Nagpur - 440003.

Branch SF 57 Rahul Bazar Complex, Sitabuldi Main Road Nagpur-440012.
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FORM 5
[see Regulation 4]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
MAA VAISHNAVI GROUP AND LAND DEVELOPERS
Kamptee Road Bhilgao,
Pin - 441002.

PAN: ABHFM6793J

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by M/s. MAA VAISHNAVI GROUP AND LAND DEVELOPERS for the period from **01/04/2023 to 31/03/2024** with respect to Maha RERA Regn. Number **P50500049659**.

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 firm, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We here by confirm that we have examined the prescribed registers, books and documents, and the relevant records of the Firm for the year 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	1,34,47,750	3,71,34,507
2	%of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	94,13,425	2,59,94,155
4	Total amount deposited in the designated Bank Account	1,34,47,750*	3,71,34,507*
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6	Shortfall/(Excess)Deposit(3-4)	40,34,325*	111,40,352*

**Remaining amount of Rs. 1,11,40,352/- (i.e.Rs.2,59,94,155/- (less) Rs.3,71,34,507/-) was paid by the existing members of the* M/s. MAA VAISHNAVI GROUP AND LAND DEVELOPERS *towards extra area compensation partly at the time of execution of DA and partly on issuance of IOD, and hence the same was not routed through the designated account as the designated account was opened after registration of the real estate project with MahaRERA.*

RAVINDRA MUDE & CO. CHARTERED ACCOUNTANTS NAGPUR

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?

Ans: Yes

B. Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	5,47,434.00	5,47,434.00
2	Total Deposits	1,67,66,290.00	1,67,66,290.00
3	Total amount with drawn	1,69,57,647.00	1,69,57,647.00
4	Closing Balance	3,56,077.00	3,56,077.00

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?

Ans: Yes

C. Utilisation:

We certify that, M/s. MAA VAISHNAVI GROUP AND LAND DEVELOPERS has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D. Any Qualification/Observation:

No additional qualification/observations

Yours Faithfully

FOR RAVINDRA MUDE &CO.
CHARTERED ACCOUNTANT

PROPRIETOR
M.NO. 120997
FRN:137838W
UDIN:
24120997BKADUB4726

Date : 06.05.2024
Place: Nagpur

Agreed and accepted by

For M/s. MAA VAISHNAVI GROUP AND LAND DEVELOPERS

Partner
Name:Rahul Meshram

Date: 06.05.2024