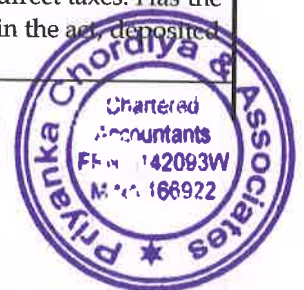
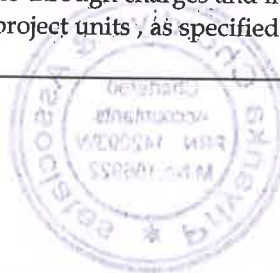


| PRIYANKA CHORDIYA AND ASSOCIATES | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|----------------------|------------------------------------------------|
| CHARTERED ACCOUNTANT | | | |
| Email ID: capc7889@gmail.com, maharera.sac@gmail.com | | | |
| Office Address: Office No. 105, 1 st Floor, Siddhivinayak-Keshar, | | | |
| CTS-431-A, Near Hotel Rajdhani, Somwar Peth Pune – 411 011 | | | |
| Annexure F | | | |
| FORM 5 | | | |
| ANNUAL REPORT ON STATEMENT OF ACCOUNTS | | | |
| | | | Date-31.03.2023 |
| To, | | | |
| The Management | | | |
| Promoter name- Magnite Developers Private Limited | | | |
| Project name-VTP BELLISSIMO PHASE 1 | | | |
| RERA Regn number-P52100033888 | | | |
| SUBJECT : Report on Statement of Accounts on project fund deposit, Utilization and withdrawal by VTP BELLISSIMO PHASE 1 for the period from 01.04.2022 to 31.03.2023 with respect to MahaRERA Regn Number P52100033888 | | | |
| 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. I have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate. | | | |
| 3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of Promoter for the period ended 31.03.2023 and hereby certify that: | | | |
| A. Deposits | | | |
| Sr.No. | Particulars | For this Fiscal Year | Total for this project till date 31.03.2023 |
| 1 | Total Amount Collected from allottees | 1,549,234,350 | 1,598,808,129 |
| 2 | % of amount to be deposited as per Act | 70% | 70% |
| 3 | Amount to be deposited as per Act (1*2) | 1,084,464,045 | 1,084,464,045 |
| 4 | Total Amount Deposited in the Designated Bank Account | 915,447,433 | 915,447,433 |
| 5 | Amount deposited in Designated Bank Account [(4)/(1)*100] | 59% | 57% |
| 6 | Shortfall/Excess deposit (3-4) | 169,016,612 | 169,016,612 |
| Amount collected/deposited ar Sr. No. 1 & 2 shall 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 - No | | | |
| If No ,Please mention the amount not deposited. | | | |



| B. Withdrawals | | | |
|----------------|--------------------------------------------|----------------------|------------------------------------------------|
| Sr.No. | Particulars | For this Fiscal Year | Total for this project till date 31.03.2023 |
| 1 | Opening Balance of Designated Bank Account | - | - |
| 2 | Total Deposits | 915,447,433 | 915,447,433 |
| 3 | Total Amount Withdrawn | 879,199,094 | 879,199,094 |
| 4 | Closing Balance | 36,248,339 | 36,248,339 |

As Specified in the Act, All the amount withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 2 and Form 3 issued during the reporting period -
Yes

If No, Please provide the below details :-

| Sr.No. | Date of Withdrawal | Amount of Excess Withdrawals |
|--------|--------------------|------------------------------|
| | | |
| | | |

C. Utilisation

I certify that the Promoter has utilized the amounts withdrawn from designated 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 |
|--------|------|--------------------------------------|
| | | |
| | | |

D. Any Qualification / Observation of CA

| Sr.No. | Particulars |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | There is difference in amount actual collected in Bank Account and as Mention in form 3 / 5 (as details provided by the management) is due to either Cancellation of bookings, Bookings done but not confirmed, taxes routed through same account, amounts received in non rera account and amounts of investors / Other Amount received in RERA account and TDS credited in customer ledger not deposited in Bank account. |
| 2 | The closing balance reflecting in the books of account differ from the amount actually collected as in the books of account it shows net amount received/receivable against the agreement value along with other taxes and charges. |
| 3 | The amount deposited in designated bank account and amount to be deposited in rera designated bank account does not match due to difference of Collection in RERA account and actual collection as TDS and Discount not Deposited bank Account. Also some Collection received in other than RERA account and other charges received in RERA Account |
| 4 | Amount withdrawn / utilization is certified as used for the project as construction work certified in Form 2 and 3 is more than the amount withdrawn. Certification of one to one payment is not possible. |
| 5 | The Above figures are till 31.03.2023 |

Yours Faithfully
For Priyanka Chordiya & Associates
Chartered Accountants

CA Priyanka Chordiya
Proprietor
Membership no. - 166922, FRN : 142093W
Date : 05-12-2023
UDIN- 24166922-BKEESS 5748

Agreed and Accepted by:
For Magnite Developers Private Limited

Promoter