

CHETAN CHAUDHARY & Co.

Chartered Accountants

Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

Vishal Chugera Properties India Private Limited,

Director- Mr. Vishal Ashok Chugera

66/2A/1A, Vishal Chugera Enterprises, Near Kedari Petrol Pump,

Wanawadi, Pune- 411040

SUBJECT: Report on Statement of Accounts on project fund deposit. utilization and withdrawal by Vishal Chugera Properties India Private Limited for the period from 01/04/2020 to 31/03/2021 with respect to MahaRERA Registration Number P52100023936

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 / 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 Vishal Chugera Properties India Private Limited for the period ended 31st March 2021 and hereby certify that:

A. Deposits:

		For this Fiscal year 2020-21	Total for this project from 27/05/2019 to 31/03/2022
1.	Total amount collected from allottees	1,22,96,65,495	2,424,190,640
2.	% of amount to be deposited as per act	70 %	70 %
3.	Amount to be deposited as per act (1*2)	86,07,65,847	1,696,933,448
4.	Total amount deposited in the Designated Bank Account	1,22,96,65,495	2,424,190,640
5.	% of Amount deposited in Designated Bank Account	100 %	100 %
6.	Shortfall / Excess deposit (3-4)	36,88,99,648	727,257,192

Flat No.9, Jaytirth Co- Hsg. Soc., Opp. Sharda Arcade, Near D-Mart , Vijay Sales,
Pune - Satara Rd., Pune - 411009.

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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~~)

If No. Please mention the amount not deposited.

B. Withdrawals

Sr. No.		For this Fiscal year 2020-21	Total for this project from 27/05/2019 to 31/03/2022
1.	Opening Balance of Designated Bank Account	1,16,14,834	51,49,987
2.	Total Deposits	1,26,02,93,515	2,755,500,996
3.	Total amount withdrawn	1,23,28,10,414	2,760,614,417
4.	Closing Balance	3,90,97,935	36,566

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~~)

If No. Please provide the below details:-

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

C. Utilization

I / We certify that, the Vishal Chugera Properties India Private Limited 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 unlisted for Project Cost
1		

D. Any Qualifications / Observations of CA

1	
2	
3	
4	

Yours Faithfully,
For Chetan Chaudhary & Co.
Chartered Accountants
FRN : 139036W

**CHETAN
VASUDEV
CHAUDHARY**

Digitally signed by CHETAN VASUDEV
CHAUDHARY
DN: c=IN, o=Personal,
2.5.4.20=676c6d95de9c11758c8a3ba2
12507899915607057a5c6a0d7e0d7c1a
72003, postalCode=380034, st=Goa, cn=
signature=270e19a97b6a0a0c7c1d
5721722b8f9d1e0a0c2c0d0a0a0a0a0a
38791a285, c=CHETAN VASUDEV
CHAUDHARY
Date: 2023.02.01 16:06:43 +05'30'

Signature of Chartered Accountant
UDIN:- 23160985BGVPND5971
Membership Number:- 160985
Name:- Chetan Chaudhary

Agreed and Accepted by:

Signature of Promoter

Name : Vishal Chugera Properties India Private Limited

Date : 01/02/2023

