



Annexure F
Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Vilas Javdekar Greenscape Developers LLP,
306, Sidharth Towers,
Sangam Press Road, Near City Pride,
Kothrud, Pune- 411038.

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by **Vilas Javdekar Greenscape Developers LLP** for the period from 01-04-2022 to 31-03-2023 with respect to MahaRERA Number P52100026213.

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 explanations 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 Vilas Javdekar Greenscape Developers LLP 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
1	Total amount collected from allottees	41,76,33,309	1,72,27,36,433
2	% Amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	29,23,43,316	1,20,59,15,503
4	Total amount deposited in the Designated Bank Account	29,25,79,318	1,21,43,39,546
5	% of Amount deposited in Designated Bank Account [(4) / (1) *100]	70.06%	70.49%
6	Shortfall /Excess deposit (3-4)	-2,36,001	-84,24,042



Amount collected/deposited at Sr. No. 1 & 2, does not include any 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, the amount of 70% required to be deposited in RERA account is not deposited and there is an excess deposit of Rs. 2,36,001/- in the mentioned account.

B. Withdraw

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Opening Balance of Designated Bank Account	45,69,513	0.00
2	Total Deposits	29,25,79,318	1,21,43,39,546
3	Total Amount Withdrawn	29,70,78,297	1,21,42,69,011
4	Closing Balance	70,535	70,535

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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.

If no, please provide the below details: -

SR.NO	Date of withdrawal	Amount of Excess Withdrawals
1		NIL

C. Utilization

We Certify that the Vilas Javdekar Greenscape Developers LLP 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 Utilized for Project Cost
1		NIL



D. Any Qualifications / Observations of CA

SR.NO	Particulars
1.	The required proportion of money collected from allottees of the project units, as specified in the act, has been deposited in the Designated RERA Bank Account. The total amount deposited for this fiscal year and for the project till date is 70.06% and 70.49%, respectively, which is in compliance with the Real Estate Regulatory Act (RERA).

Yours faithfully,

For RSVA & Co
FRN: 110504W

Abhijit Mundada

CA Abhijit Mundada
Partner
Membership No: 134685
Place: Pune
Date: 14/09/2023
UDIN: 23134685BGUUXG4032



Agreed and accepted by:

[Signature]

Signature of Promoter



Name:
Date:
Place: Pune