

Annexure F  
FORM 5

**ANNUAL REPORT OF STATEMENT OF ACCOUNTS**  
**CHARTERED ACCOUNTANTS CERTIFICATE**

Date: 11.01.2023

To,  
The Viman Nagar Shubh Ventures LLP  
M2/13, 14, Mittal House, Nisarg Housing Society,  
Yerwada, Opposite Golf Course, Pune - 411006

**SUBJECT:** Report on Statement of Account on project fund deposit, utilization and withdrawal by Viman Nagar Shubh Ventures LLP for VNSVL Shubh Nirvana Phase 1 for the period from 01/04/2021 to 31/03/2022 with respect to MahaRERA Number P52100031263.

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 (Promoter) for the period ended 31<sup>st</sup> March 2022 and hereby certify that:

**A. Deposits:**

| Sr. No. | Particulars                                                               | For this Fiscal Year | Total for this project till date |
|---------|---------------------------------------------------------------------------|----------------------|----------------------------------|
| 1.      | Total amount collected from allottee                                      | 5,24,38,758.00       | 5,24,38,758.00                   |
| 2.      | Percentage of amount to be deposited as per act                           | 70.00%               | 70.00%                           |
| 3.      | Amount to be deposited as per act (1*2)                                   | 3,67,07,130.60       | 3,67,07,130.60                   |
| 4.      | Total amount deposited in the Designated Bank Account                     | 3,67,07,130.60       | 3,67,07,130.60                   |
| 5.      | Percentage of Amount deposited in Designated Bank Account $[(4)/(1)*100]$ | 70.00%               | 70.00%                           |
| 6.      | Shortfall/Excess deposit (3-4)                                            | -                    | -                                |

**REDG. OFFICE :** Office No. 202, Trimurti Complex (A-Wing), Next to Shanti Nagar Society, Kondhwa Budruk, Pune - 411048.  
**AUDIT DIVISION :** 1 A - (I), Office No. 103, First Floor, Gulmohar Apartments, 2420 East Street, Camp, Pune - 411 001, INDIA.

Tel : (020) 2695 8212 | info@patelsharma.com

ASSOCIATES : MUMBAI | SURAT | JALNA | MAIHAR (MP).

www.patelsharma.com

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)**

If no Please mention the amount not deposited.

#### B. Withdrawals

| Sr. No. | Particular                                 | For this Fiscal year | Total for this project till date |
|---------|--------------------------------------------|----------------------|----------------------------------|
| 1.      | Opening Balance of Designated Bank Account | -                    | -                                |
| 2.      | Total Deposits                             | 3,67,07,130.60       | 3,67,07,130.60                   |
| 3.      | Total amount Withdrawn                     | 3,67,06,230.00       | 3,67,06,230.00                   |
| 4.      | Closing Balance                            | 900.60               | 900.60                           |

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? (No)

If No, Please provide the below details:-

| Sr. No. | Date of Withdrawal | Amount of Excess Withdrawals |
|---------|--------------------|------------------------------|
| 1.      |                    |                              |
| 2.      |                    |                              |

#### C. Utilisation

I/We certify that, the **Viman Nagar Shubh Ventures LLP** has utilized the amounts withdrawn from designated bank account towards project cost only, as per specified in the act.

If No. please provide the below details:-

| S. No. | Date | Amount not utilized for Project Cost |
|--------|------|--------------------------------------|
| 1      |      |                                      |
| 2.     |      |                                      |



**D. Any Qualifications/Observations of CA**

|    |                                                                                                                                                                                                                                      |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Amounts collected and withdrawn during the year are for the period of 01.04.2021 to 31.03.2022 and Amounts collected and withdrawn till date are for the period from the date of Registration to 31.03.2022.                         |
| 2. | Amounts collected from customers not shown under amount collected from customers group in books and collected in account other than collection/designated account are cannot be verified and are not considered.                     |
| 3. | Amount collected and laying in collection account amounting to Rs. 1,04,40,500/- as on 31.03.2022 and later transferred to separate designated account after the balance sheet date are considered as deposited in separate account. |

Yours Faithfully,

For, Patel and Sharma

Chartered Accountants



CA Dipesh Patel

Partner

Membership No.156045

FRN: 137044W

UDIN:23156045BGSHBT1023

Agreed and accepted by:

Signature of Promoter

Name: Anshul Bansal