



Annexure F

Form 5

(See Regulation 4)

Annual Report on Statement of Accounts

Chartered Accountant's Certificate

Date: September 24, 2022

To,

Vighnaharta Reality

Office No. 203 to 207, Blueberry Biz,

Near D Y Patil College. Ravet, Pune – 412 101

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Vighnaharta Reality** for the period from December 03, 2021 (Registration Date) to March 31, 2022 with respect to MahaRERA Regn. Number **P52100032021**.

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 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 **Vighnaharta Reality** for the period ended March 31, 2022 and hereby certify that:



A: Deposits

SN		For FY 2021-22	Total for this project till 31-March-2022
1	Total amount collected from allottees	Rs. 2,91,90,644	Rs. 2,91,90,644
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 *2)	Rs. 2,04,33,451	Rs. 2,04,33,451
4	Total amount deposited in the Designated Bank Account	Rs. 2,04,34,837	Rs. 2,04,34,837
5	% of Amount deposited in Designated Bank Account [4/1*100]	70%	70%
6	Shortfall/ (Excess) deposit [3-4]	Rs. (1,386)	Rs. (1,386)

Amount collected/deposited at Sr. No. 1 & 2, does 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 – **Not Applicable**

B: Withdrawals:

SN		For FY 2021-22	Total for this project till 31-March-2022
1	Opening Balance of Designated Bank Account	Rs. 0	Rs. 0
2	Total Deposits	Rs. 2,04,34,837	Rs. 2,04,34,837
3	Total Amount Withdrawn	Rs. 2,01,54,458	Rs. 2,01,54,458
4	Closing Balance	Rs. 2,80,379	Rs. 2,80,379



As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

If No, Please provide the below details: - **Not Applicable**

C. Utilisation

We certify that, **Vighnaharta Reality** 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: - **Not Applicable**

D. Any Qualifications / Observations of CA

1	None
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Yours Faithfully

For Namrata Kalpesh Dhruve and Co.



CA Kalpesh Dhruve
Partner

Membership No.: 130667, FRN: 132492W

UDIN: 22130667AZGAQT9585

Place: Pune

Date: September 24, 2022

Agreed and Accepted by

For Vighnaharta Reality



Name: Mr. Dinesh Raut

Partner

Date: September 24, 2022