



M/S. B A & COMPANY
(Formerly Agrawal Karwa & Bangad)
Chartered Accountants

Chartered Accountant
Firm No.
Firm No.

Pune : 2nd Floor Above ICICI Bank, Besides Shashikant Dairy, Near MSEB Power House, 460/461 Rasta Peth, Pune-411011.
Tel. 91-020-26060466, 91-020-26060465. Email : vnbcca17@rediffmail.com
Latur : Opp. Natraj Talkies, Subhash Chowk, Latur-413 512, Cell : 9422469173, Tel : (02382) 257773.
Email : agrawalservices01@gmail.com

28th November 2022

To,
Vivata Realty
Sr. No.1333,134
Pimple Saudagar, Pune-411027

SUB: Report on statement of Accounts on project fund utilization & withdrawal by Vivanta Realty for the period from 01/04/2021 to 31/03/2022 with respect to Project Vantage Twenty One d RERA Regn. Number P52100022932

- 1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) act, 2016 read along with the Maharashtra Real Estate, (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest & Disclosure on Website) Rules, 2017.
- 2 We have obtained all the necessary information and explanation from the Company, during the course of our audit, which in my/our opinion are necessary for the
- 3 We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of M/S Vivanta Realty for the period ended 31/03/2022 and hereby certify that :

A. Deposits:

Sr No	Particulars	For this Fiscal year	Total for this project till date
1	Total amount collected from Allottees	80,24,94,818	98,33,87,124
2	allottees % of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	56,17,46,373	68,83,70,987
4	Total amount deposited in the Designated Bank	58,26,53,987	69,93,85,968
5	% of Amount deposited in Designated Bank Account	73%	71%
6	Shortfall/Excess deposit (3-4)	(2,09,07,614)	(1,10,14,981)

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 RFRA Bank Account?- Yes

If No please mention the amount not deposited - N.A

VNB

B. Withdrawals

Sr No	Particulars	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	82,89,486	-
2	Total Deposits	58,26,53,987	69,93,85,968
3	Total amount withdrawn	58,10,62,465	68,95,04,960
4	Closing Balance	98,81,008	98,81,008

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 :-

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

C. Utilisation

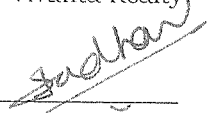
We certify that the M/S Vivanta Realty has utilized the amounts collected for "Vantage Twenty one" only for that project and the withdrawal from the designated bank account(s) towards project cost only, as specified in the act. - Yes

If No, please provide the below details :-

S.No.	Date	Amount not utilised for Project Cost
1	NIL	NIL

1	During the audit period, some cheque has been credited/deposited in 30% bank account instead of 100% (designated) bank account.
2	Amt received from the prospective customer and cancelled the booking is not considered under "For this Fiscal year" as well as "Total for this project till date".
3	In Rera 100% Bank A/c, the assessee thorough oversight deposited cheque charges other than the prospective customers customers while submitting Form 3 of Rera Total amount collected from customers mentioned of Rs.68,83,70,987/- instead of Rs.58,10,62465/-

Agreed and Accepted by
For and on behalf
M/s. Vivanta Realty


Suryakant Jadhav
Partner
Dt. 28/11/2022

For and on behalf of Assessee Firm
M/s. B A & Company
Chartered Accountants


CA V.N. Bangad
Partner
M.No.105104
UDIN:-22105104BEHLTT9444