



M/S. B A & COMPANY

Chartered Accountants

CA. Vishnudas Bangad

Partner

Cell : 9850824825

Pune : 2nd Floor Above Icici Bank Ltd, Besides Shashikant Dairy, Near MFSB Power House, 460/461 Rasta Peth, Pune-411011.
Tel 020-27126465, Email : vnbcca17@rediffmail.com | Latur : Opp. Natraj Talkies, Subhash Chowk, Latur 413512. Cell 9422469173,
Nanded : R G Gupta Grandsons Office S1-S4, Saptigiri Plaza, Kautha, Nanded - 431603 Cell - 9096219152 | Aurangabad : Shop No 13, Konark Estate, Aurangabad 431005. Cell 9405459730

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

28th September 2023

To,

Vivanta 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 01/04/2022 to 31/03/2023 with respect to Project "Vantage Twenty One" 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 purpose of this certificate.
- 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 31/03/2023 and hereby certify that :

A. Deposits:

Br No	Particulars	For this Fiscal year	Total for this project till date
1	Total amount collected from Allottees	81,75,34,351	1,80,09,21,475
2	allottees % of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	57,22,74,046	1,26,06,45,032
4	Total amount deposited in the Designated Bank Account	61,56,77,427	1,31,50,63,395
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	75.31%	73.02%
6	Shortfall/Excess deposit (3-4)	(4,34,03,381)	(5,44,18,363)

Amount collected/deposited at Br. 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. - N.A



B. Withdrawals

Sr No	Partioulare	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account		
2	Total Deposits	98,81,008	
3	Total amount withdrawn	61,56,77,427	1,31,50,63,395
4	Closing Balance	60,39,82,710	1,29,34,87,670
		2,15,75,725	2,15,75,725

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

certify that the M/S Vivanta Realty has utilized the amounts collected for "Vantage Twentety 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 :-

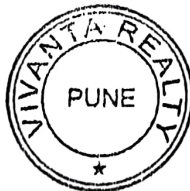
S.No.	Date	Amount not utilised for Project Cost
1	NIL	NIL

Note:

1	During the audit period, some cheque has been credited/deposited in 30% Bank account instead of 100% (designated) Bank account.
2	Amount received from the prospective customer and subsequently cancelled the booking are not considered under "For this Fiscal year" as well as "Total for this project till date".

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

Suryakant Jadhav
Partner
Dt. 28/09/2023



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

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

