



VRP & ASSOCIATES

Chartered Accountants

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Branch : Shop No. 4, Building No. 14-A, Ashok Nagar, Bhiwandi - 421 302. Tel.: (02522) 246150
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Annexure F
FORM 5 (See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 22-10-2023

To,
M/S. WALEKAR & SON'S DEVELOPERS,
House No. 826, Walekar Bungalow,
Shivling Road, Bhavani Chowk, Kuntavali
Ambarnath - 421 501
Thane, Maharashtra

Subject: Report on Statement of Accounts on Project Fund deposit, utilization and withdrawal by **M/S WALEKAR & SON'S DEVELOPERS** for the period from **01/04/2022 to 31/03/2023** with Respect to **MAHARERA Regn Number P51700022517 (WALEKAR HOMES)**.

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 Company, 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 **M/S WALEKAR & SON'S DEVELOPERS** for the period ended 31st March, 2023 and hereby certify that:

A. Deposits :

SR No	Particulars	For the Year 2022-23	Total for this project to till date
1	Total Amount collected from Allottees	15,86,43,189	31,54,92,894
2	% of amount to be deposited	70%	70%
3	Amount to be deposited as per act (1*2)	11,10,50,232	22,08,45,026
4	Total amount deposited in the Designated Bank Account	15,88,59,076	32,15,54,610
5	% of Amount deposited in Designated Bank Account (4/1* 100)	100.14	101.92
6	Shortfall/Excess deposit (3-4)	-4,78,08,844	-10,07,09,584

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
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If No. Please mention the amount not deposited.



B. Withdrawals:

SR No	Particulars	For the Year 2022-23	Total for this project to till date
1	Opening Balance of Designated Bank Account	33,71,399	-
2	Total Deposits	15,88,59,076	32,15,54,610
3	Total amount withdrawn	15,60,38,265	31,53,62,400
4	Closing Balance	61,92,210	61,92,210

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
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If No Please Provide the Below Details:

SR No	Date Of Withdrawal	Amount of Excess Withdrawals
	Not Applicable	

C. Utilisation

We certify that, the **M/S WALEKAR & SON'S DEVELOPERS** 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
	Not Applicable	

D. Any Qualifications / Observations of CA

For the purpose of determining Utilization as per Table C, Project cost includes inter alia, Land cost (development rights), contractual advances paid to contractors/vendors towards mobilization of resources, cost incurred on acquisition of property, plant and equipment, stamp duty & registration charges paid by the Company on sale of units and pro-rate provision of cost towards purchase of floor space

1 index(FSI)/development rights which has been identified by the management and relied upon by us.

Further, we have compared the project cost incurred with seventy percent of the collections received from customers for the project till March 31, 2022. Where the project cost exceeds the seventy percent of the collections received from the customers for the project till March 31, 2022, it is accepted that the Company has utilized the money collected from customers only for that project.

2 All the customer's receipts (100%) are deposited in the Axis Bank Account and the Promoter itself manages the calculation of 70:30 ratios.

Agreed and Accepted by:



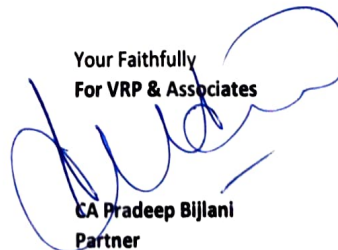
Signature of Partner

Name:

Date: 22-10-2023



Your Faithfully
For VRP & Associates


CA Pradeep Biljani
Partner

UDIN: 23105000BGXVFH3864