

FORM 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

M/s. Westerncity Townships LLP

S-34, VTP House, Nagar Road,

Vadgaonsheri, Pune-411014

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **M/s. Westerncity Townships LLP** for the project '**VTP Solitaire Phase 1 AB**' for the year ended on 31st March 2021 with respect to MahaRERA Regn. Number P52100000727.

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 **M/s. Westerncity Townships LLP** for the period ended 31st March, 2021 and hereby certify that:
 - i. **M/s. Westerncity Townships LLP** have completed 23.10% of the project titled "**VTP Solitaire Phase 1 AB**" MahaRERA Regn.No. P52100000727 located at Survey No. 135/5/1, 135/5/2, 135/6 PART, 135/6/1 at, Haveli, Dist-Pune, 411021; as per the Engineer's Certificate in Form 2 dated 31.03.2021.



- ii. Amount collected during the year for the period from 1st April 2020 to 31st March 2021 in respect of this project in the RERA Account No. 239005000441 with ICICI Bank is Rs. 8,54,89,894/- and amounts collected till date i.e. 31st March 2021 is Rs. 32,77,32,783/-.
- iii. Amount withdrawn during the year for the period from 1st April 2020 to 31st March 2021 in respect of this project from the RERA Account No. 239005000441 with ICICI Bank is Rs. 8,24,31,150/- and amounts withdrawn till date i.e. 31st March 2021 is Rs. 32,38,65,608/-.
- iv. However, the promoter has received Rs. 45,03,000/- (Excluding pass through charges) in their non-RERA accounts on which 70% (i.e. 31,52,100) of the same has not been transferred to the Designated RERA Account no. 239005000441. Accordingly, we have considered 70% amount (including pass through charges) as collected and withdrawn with reference to S. No. 3 (ii) & (iii).
4. On the basis of Certificate given by the **M/s. Westerncity Townships LLP** regarding utilization of amounts for the project in view of Page 4, Para 7 of the Circular No. 7/2017, dated 4th July, 2017, issued by the Maharashtra Real Estate Regulatory Authority, we certify that the M/s. Western city Townships LLP has preferably utilized the amounts collected for "**VTP Solitaire Phase 1 AB**" project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.




CA. Chetan R. Parakh

Place: Pune

Date: 21-12-2021

Membership No: 105408

UDIN: 22105408ADCKPM2519