



Form 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To
M/s. JVM Spaces
1104, 11th Floor, Dev Corpora,
Eastern Express Highway,
Near Cadbury Junction,
Thane West - 400601.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by JVM Spaces for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn Number - P51700029725.

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 this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents and the relevant records of JVM Spaces for the period ended 31/03/2023 and hereby certify that:

A. Deposits:

S. No.	Particulars	Financial Year 2022-23	Till date i.e. (31/03/2023)
1	Total amount collected from allottees	14,73,71,191	17,15,66,998
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	10,31,59,834	12,00,96,899
4	Total amount deposited in the Designated Bank Account	10,72,64,313	12,17,90,514
5	% of amount deposited in the Designated Bank Account [(4)/(1)*100]	72.79%	70.99%
6	Shortfall/Excess deposit (3-4)	(41,04,479)	(16,93,615)

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).

If No, Please mention the amount not deposited.

B. Withdrawals:

S. No.	Particulars	Financial Year 2022-23	Till date i.e. (31/03/2023)
1	Opening Balance of Designated BankAccount	26,95,001	-
2	Total Deposits	10,72,64,313	12,17,90,514
3	Total Amount withdrawn	10,65,61,201	11,83,92,401
4	Closing Balance	33,98,112	33,98,112

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

C. Utilisation:

We certify that, **JVM Spaces** 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:-

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



D. Any Qualifications/Observations of CA:

1	The commencement date of the project is considered as per RERA Certificate issued by Maha RERA (i.e., 26th June, 2021)
2	The Total funds collected from allottees have been derived from the unaudited books of accounts, as presented by the management of the promoter. On a comprehensive assessment of the promoter's books of accounts, it has come to light that the promoter is adhering to the stipulation of maintaining a distinct Designated RERA Bank accounts for the project in HDFC Bank bearing account number 57500000938970 and in ICICI Bank bearing account number 149205001248, as mandated by Section 4(2)(l)(D) of the Act.

For M/s Gaurav S Rajpal & Co.
Chartered Accountant
FRN :-159009W

CA Gaurav S Rajpal
M.No. 618490
Date :30-09-2023
Place: Navi Mumbai
UDIN :- 23618490BGZWRN8832



Annexure A

Date	FY 2022-23	Till Date as on 31.03.2023	Remarks
	Shortfall / (Excess Deposit) (70%)	Shortfall /(Excess Deposit)(70%)	
28-07-2021	-	(700)	Other than customer receipts received in RERA 100%
03-03-2022	-	(27,436)	Other than customer receipts received in RERA 100%
29-03-2022	-	(21,00,000)	Other than customer receipts received in RERA 100%
06-04-2022	(63,404)	(63,404)	Other than customer receipts received in RERA 100%
25-06-2022	(1)	(1)	Other than customer receipts received in RERA 100%
25-06-2022	(1)	(1)	Other than customer receipts received in RERA 100%
04-07-2022	(9,332)	(9,332)	Other than customer receipts received in RERA 100%
18-07-2022	(63,000)	(63,000)	Other than customer receipts received in RERA 100%
18-07-2022	(28,000)	(28,000)	Other than customer receipts received in RERA 100%
18-07-2022	(15,973)	(15,973)	Other than customer receipts received in RERA 100%
18-07-2022	(27,357)	(27,357)	Other than customer receipts received in RERA 100%
20-07-2022	(9,360)	(9,360)	Other than customer receipts received in RERA 100%
21-07-2022	(10,549)	(10,549)	Other than customer receipts received in RERA 100%
29-07-2022	(1)	(1)	Other than customer receipts received in RERA 100%
03-08-2022	(9,999)	(9,999)	Other than customer receipts received in RERA 100%
25-08-2022	(3,50,000)	(3,50,000)	Other than customer receipts received in RERA 100%
20-09-2022	(9,740)	(9,740)	Other than customer receipts received in RERA 100%
03-10-2022	(26,669)	(26,669)	Other than customer receipts received in RERA 100%
03-10-2022	(79,109)	(79,109)	Other than customer receipts received in RERA 100%
03-10-2022	(27,994)	(27,994)	Other than customer receipts received in RERA 100%
03-10-2022	(70,000)	(70,000)	Other than customer receipts received in RERA 100%
10-10-2022	(27,012)	(27,012)	Other than customer receipts received in RERA 100%
10-10-2022	(456)	(456)	Other than customer receipts received in RERA 100%
10-10-2022	(1,373)	(1,373)	Other than customer receipts received in RERA 100%
17-10-2022	(1,337)	(1,337)	Other than customer receipts received in RERA 100%
17-10-2022	(650)	(650)	Other than customer receipts received in RERA 100%
18-10-2022	(1,82,000)	(1,82,000)	Other than customer receipts received in RERA 100%
20-10-2022	(1,299)	(1,299)	Other than customer receipts received in RERA 100%
25-10-2022	(70,000)	(70,000)	Other than customer receipts received in RERA 100%
30-10-2022	(10,891)	(10,891)	Other than customer receipts received in RERA 100%
31-10-2022	(26,665)	(26,665)	Other than customer receipts received in RERA 100%
31-10-2022	(29,856)	(29,856)	Other than customer receipts received in RERA 100%
31-10-2022	(28,000)	(28,000)	Other than customer receipts received in RERA 100%
05-11-2022	(11,955)	(11,955)	Other than customer receipts received in RERA 100%
08-11-2022	(35,700)	(35,700)	Other than customer receipts received in RERA 100%
21-11-2022	(640)	(640)	Other than customer receipts received in RERA 100%
22-11-2022	(8,168)	(8,168)	Other than customer receipts received in RERA 100%
23-11-2022	(18,498)	(18,498)	Other than customer receipts received in RERA 100%
23-11-2022	(36,803)	(36,803)	Other than customer receipts received in RERA 100%
16-12-2022	(1,75,000)	(1,75,000)	Other than customer receipts received in RERA 100%
19-12-2022	(28,742)	(28,742)	Other than customer receipts received in RERA 100%
19-12-2022	(79,055)	(79,055)	Other than customer receipts received in RERA 100%



M/s. Gaurav S. Rajpal & Co.
Chartered Accountants

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19-12-2022	(28,000)	(28,000)	Other than customer receipts received in RERA 100%
20-12-2022	(27,529)	(27,529)	Other than customer receipts received in RERA 100%
20-12-2022	(79,055)	(79,055)	Other than customer receipts received in RERA 100%
20-12-2022	(28,000)	(28,000)	Other than customer receipts received in RERA 100%
20-12-2022	(640)	(640)	Other than customer receipts received in RERA 100%
23-12-2022	(2,10,000)	(2,10,000)	Other than customer receipts received in RERA 100%
23-12-2022	(35,000)	(35,000)	Other than customer receipts received in RERA 100%
23-12-2022	(28,395)	(28,395)	Other than customer receipts received in RERA 100%
23-12-2022	(2,109)	(2,109)	Other than customer receipts received in RERA 100%
24-12-2022	(28,000)	(28,000)	Other than customer receipts received in RERA 100%
24-12-2022	(42,000)	(42,000)	Other than customer receipts received in RERA 100%
27-12-2022	(2,10,000)	(2,10,000)	Other than customer receipts received in RERA 100%
27-12-2022	(11,626)	(11,626)	Other than customer receipts received in RERA 100%
02-01-2023	(2,27,500)	(2,27,500)	Other than customer receipts received in RERA 100%
03-01-2023	(2,10,000)	(2,10,000)	Other than customer receipts received in RERA 100%
05-01-2023	(29,466)	(29,466)	Other than customer receipts received in RERA 100%
05-01-2023	(96,937)	(96,937)	Other than customer receipts received in RERA 100%
05-01-2023	(7,000)	(7,000)	Other than customer receipts received in RERA 100%
05-01-2023	(28,080)	(28,080)	Other than customer receipts received in RERA 100%
05-01-2023	(96,937)	(96,937)	Other than customer receipts received in RERA 100%
05-01-2023	(7,000)	(7,000)	Other than customer receipts received in RERA 100%
05-01-2023	(29,466)	(29,466)	Other than customer receipts received in RERA 100%
05-01-2023	(96,937)	(96,937)	Other than customer receipts received in RERA 100%
05-01-2023	(7,000)	(7,000)	Other than customer receipts received in RERA 100%
06-01-2023	(648)	(648)	Other than customer receipts received in RERA 100%
12-01-2023	(3,343)	(3,343)	Other than customer receipts received in RERA 100%
13-01-2023	(42,000)	(42,000)	Other than customer receipts received in RERA 100%
13-01-2023	(28,000)	(28,000)	Other than customer receipts received in RERA 100%
16-01-2023	(1,298)	(1,298)	Other than customer receipts received in RERA 100%
16-01-2023	(4,012)	(4,012)	Other than customer receipts received in RERA 100%
23-01-2023	(28,395)	(28,395)	Other than customer receipts received in RERA 100%
23-01-2023	(28,000)	(28,000)	Other than customer receipts received in RERA 100%
23-01-2023	(79,109)	(79,109)	Other than customer receipts received in RERA 100%
03-02-2023	(15,046)	(15,046)	Other than customer receipts received in RERA 100%
07-02-2023	(30,995)	(30,995)	Other than customer receipts received in RERA 100%
07-02-2023	(28,000)	(28,000)	Other than customer receipts received in RERA 100%
07-02-2023	(26,511)	(26,511)	Other than customer receipts received in RERA 100%
13-02-2023	(1,282)	(1,282)	Other than customer receipts received in RERA 100%
21-02-2023	(2,736)	(2,736)	Other than customer receipts received in RERA 100%
02-03-2023	(35,700)	(35,700)	Other than customer receipts received in RERA 100%
04-03-2023	(14,682)	(14,682)	Other than customer receipts received in RERA 100%
06-03-2023	(26,882)	(26,882)	Other than customer receipts received in RERA 100%
06-03-2023	(28,000)	(28,000)	Other than customer receipts received in RERA 100%
06-03-2023	(7,918)	(7,918)	Other than customer receipts received in RERA 100%
13-03-2023	(650)	(650)	Other than customer receipts received in RERA 100%
14-03-2023	(8,306)	(8,306)	Other than customer receipts received in RERA 100%
23-03-2023	(684)	(684)	Other than customer receipts received in RERA 100%
27-03-2023	(30,694)	(30,694)	Other than customer receipts received in RERA 100%
27-03-2023	(21,918)	(21,918)	Other than customer receipts received in RERA 100%
27-03-2023	(28,000)	(28,000)	Other than customer receipts received in RERA 100%
29-03-2023	(29,654)	(29,654)	Other than customer receipts received in RERA 100%



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29-03-2023	(21,918)	(21,918)	Other than customer receipts received in RERA 100%
29-03-2023	(28,000)	(28,000)	Other than customer receipts received in RERA 100%
11-02-2020	-	3,50,000	Receipts from customer in Current Account
14-11-2022	14,700	14,700	Receipts from customer in Current Account
14-11-2022	17,501	17,501	Receipts from customer in Current Account
17-11-2022	17,500	17,500	Receipts from customer in Current Account
19-11-2022	14,700	14,700	Receipts from customer in Current Account
19-11-2022	14,700	14,700	Receipts from customer in Current Account
21-11-2022	14,700	14,700	Receipts from customer in Current Account
30-11-2022	14,700	14,700	Receipts from customer in Current Account
12-12-2022	17,500	17,500	Receipts from customer in Current Account
17-12-2022	14,700	14,700	Receipts from customer in Current Account
22-12-2022	7,000	7,000	Receipts from customer in Current Account
22-12-2022	14,000	14,000	Receipts from customer in Current Account
22-12-2022	14,000	14,000	Receipts from customer in Current Account
14-01-2023	7,701	7,701	Receipts from customer in Current Account
27-01-2023	7,700	7,700	Receipts from customer in Current Account
30-01-2023	14,000	14,000	Receipts from customer in Current Account
09-02-2023	9,369	9,369	Receipts from customer in Current Account
14-02-2023	14,700	14,700	Receipts from customer in Current Account
13-03-2023	35,700	35,700	Receipts from customer in Current Account
13-03-2023	7,700	7,700	Receipts from customer in Current Account
15-03-2023	7,700	7,700	Receipts from customer in Current Account
24-03-2023	66,655	66,655	Receipts from customer in Current Account
28-03-2023	15,537	15,537	Receipts from customer in Current Account
29-03-2023	3,500	3,500	Receipts from customer in Current Account
27-03-2023	(80,500)	(80,500)	Return to Customer from current account.
25-10-2021	-	3,50,000	Receipts from customer in Current Account
01-11-2021	-	1,75,000	Receipts from customer in Current Account
02-11-2021	-	3,50,000	Receipts from customer in Current Account
03-11-2021	-	3,50,000	Receipts from customer in Current Account
10-11-2021	-	3,50,000	Receipts from customer in Current Account
18-11-2021	-	1,75,000	Receipts from customer in Current Account
27-12-2021	-	70,000	Receipts from customer in Current Account
27-12-2021	-	70,000	Receipts from customer in Current Account
28-12-2021	-	6,30,000	Receipts from customer in Current Account
20-01-2022	-	2,10,000	Receipts from customer in Current Account
21-01-2022	-	3,85,000	Receipts from customer in Current Account
29-01-2022	-	4,20,000	Receipts from customer in Current Account
29-01-2022	-	3,50,000	Receipts from customer in Current Account
01-02-2022	-	2,10,000	Receipts from customer in Current Account
25-02-2022	-	1,05,000	Receipts from customer in Current Account
06-04-2022	21,000	21,000	Receipts from customer in Current Account
30-04-2022	70,000	70,000	Receipts from customer in Current Account
16-12-2022	(1,75,000)	(1,75,000)	Cancelled flat receipts in 100% ac
23-12-2022	(2,10,000)	(2,10,000)	Cancelled flat receipts in 100% ac
27-12-2022	(2,10,000)	(2,10,000)	Cancelled flat receipts in 100% ac
02-01-2023	(2,27,500)	(2,27,500)	Cancelled flat receipts in 100% ac
03-01-2023	(2,10,000)	(2,10,000)	Cancelled flat receipts in 100% ac
01-02-2023	(1,26,000)	(1,26,000)	Cancelled flat receipts in 100% ac
12-09-2022	(70,000)	(70,000)	Cancelled flat receipts in 100% ac



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09-10-2022	(70,000)	(70,000)	Cancelled flat receipts in 100% ac
09-10-2022	(70,000)	(70,000)	Cancelled flat receipts in 100% ac
28-07-2021	-	(1,000)	Not tranfered from 100% Collection Account
20-10-2021	-	(10,000)	Not tranfered from 100% Collection Account
07-05-2022	(10,000)	(10,000)	Not tranfered from 100% Collection Account
29-03-2023	70,000	70,000	Other than Customer Receipts directly deposited in RERA 70% Designated Bank account
30-03-2023	10,500	10,500	Other than Customer Receipts directly deposited in RERA 70% Designated Bank account
30-03-2023	59,500	59,500	Other than Customer Receipts directly deposited in RERA 70% Designated Bank account
31-03-2023	10,500	10,500	Other than Customer Receipts directly deposited in RERA 70% Designated Bank account
31-03-2023	35,700	35,700	Other than Customer Receipts directly deposited in RERA 70% Designated Bank account
31-03-2023	2,80,000	2,80,000	Other than Customer Receipts directly deposited in RERA 70% Designated Bank account
31-03-2023	1,75,000	1,75,000	Other than Customer Receipts directly deposited in RERA 70% Designated Bank account
	(41,04,479)	(16,93,615)	