



C P CHECHANI & ASSOCIATES

Chartered Accountants

Annexure F
FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 26/09/2023

To,

The Management

The Vishwa Shakti Co Operative Housing Society Limited

Plot No. 30, Pestom Sagar Scheme,

Road No. 4, Chembur, Mumbai, 400089

Subject: Report on Statement of Accounts on project fund deposit utilization and withdrawal by Vishwa Shakti Co Operative Housing Society Limited ('CHS') for the period from April 1, 2022 to March 31, 2023 with respect to MahaRERA Regn Number P51800045980

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 explanations 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 CHS for the year ended March 31, 2023 and hereby certify that:

Sunil H. Moha



A. Deposits

Sr. No.	Particulars	Amount in Rs. For this Fiscal Year April 1, 2022 to March 31, 2023	Amount in Rs. Total for this project till March 31, 2023
1	Total amount collected from Allottees	54,942,917	54,942,917
2	% of amount to be deposited as per the Act	70.00%	70.00%
3	Amount to be deposited as per the Act (1*2)	38,460,042	38,460,042
4	Total amount deposited in the designated bank Account #	38,460,042	38,460,042
5	% of amount deposited in the designated bank Account (4/1*100)	70.00%	70.00%
6	Shortfall / (Excess) Deposit (3-4)	0	0

- # The actual amount deposited in the Designated Bank account is higher than the amount required to be deposited as per the Act, however, we have reported the amount deposited only to the extent required by the Act

Note:

- Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.
- All the amounts withdrawn during the year from the Designated RERA Bank Account were within the withdrawal limit as mentioned under Form 3 submitted by the CHS for the financial year ended March 31, 2023.

B. Withdrawals

Sr. No.	Particulars	Amount in Rs. For this Fiscal Year April 1, 2022 to March 31, 2023	Amount in Rs. Total for this project till March 31, 2023
1	Opening Balance of Designated RERA Bank Account as per the books of accounts	-	-

Sunil H. Mohan



C P Chechani & Associates

Chartered Accountants

2	Total Deposits	43,286,246	43,286,246
3	Total Amount withdrawn	43,285,694	43,285,694
4	Closing Balance of Designated RERA Bank Account as per the books of accounts	552	552

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period.

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals
N/A		

C Utilisation :

According to the information, explanations and the representations by the Management given to us and based on the Form 3 submitted by the CHS, We certify that the Vishwa Shakti Co Operative Housing Society Limited has utilized the amount 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 the project cost
N/A		

Sunil K. Mokka



C P Chechani & Associates

Chartered Accountants

**D Any Qualifications / Observations of
CA**

Sr. No.	Particulars
	N/A

Yours Faithfully

For **C P Chechani & Associates**

Chartered Accountants

ICAI FRN: 127739W

**CA C P Chechani**

Partner

M.No. 124809

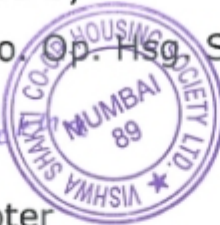
UDIN: 23124809BGWTKQ8799

Place: Mumbai

Date: 26/09/2023

Agreed and accepted by

For Vishwashakti Co. Op. Hsg. Soc Ltd



Signature of Promoter

Name: Sunil H Mokha

Designation: Secretary

Date: 26/09/2023