

RITESH SAVLA & ASSOCIATES

Chartered Accountants

Address: 4, 1st Floor, Hem Kutir,
Plot No. 18/4, R.A. Kidwai Road,
Opp. SBI, Wadala (West),
Mumbai – 400 031

Ritesh S. Savla

B. Com., F.C.A., L.L.B.

Email Id: ritesh@riteshsavla.com

FORM 5**[see Regulation 4]****ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

To,

M/s. Sunvision Estates,

Ground Floor, Sheela Niwas,

Opp. Parleshwar Post Office

Paranjpe A Scheme, Road No. 1,

Ramabai Chemburkar Marg,

Vile Parle (East), Mumbai – 400 057

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s. Sunvision Estates** for the period from **1st April, 2022 to 31st March, 2023** with respect to MahaRERA Registration No. **P51800030554**.

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. Sunvision Estates** for the period ended **31st March 2023** and hereby certify that:

A. Deposits

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees #	Rs. 21,89,64,043/-	Rs. 27,94,16,390/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	Rs. 15,32,74,830/-	Rs. 19,55,91,473/-
4.	Total amount deposited in the Designated Bank Account	Rs. 16,14,31,666/-	Rs. 19,80,59,751/-
5.	% of amount deposited in the Designated Bank Account [(4)/(1)*100]	73.73%	70.88%
6.	Shortfall/(Excess) deposit (3-4)	Rs. (81,56,836)/-	Rs. (24,68,278)/-

Amount collected/deposited at Sr. No. 1 & 2, does not include pass through charges and indirect taxes.

Total Amount collected from allottees at Sr. No. 1 does not include TDS amount deducted by allottees.

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 / No)

Yes

If No, please mention the amount not deposited.

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	Nil	Nil
2.	Total Deposits	Rs. 16,14,31,666/-	Rs. 19,80,59,751/-
3.	Total amount withdrawn	Rs. 16,14,31,666/-	Rs. 19,80,59,751/-
4.	Closing Balance	Nil	Nil

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 / No) **Yes**

If No. Please provide the below details:- **N.A.**

S. No.	Date of Withdrawal	Amount of Excess Withdrawal

C. Utilisation

We certify that **M/s. Sunvision Estates** 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:- **N.A.**

S. No.	Date	Amount not utilized for Project Cost

D. Any Qualifications / Observations of CA

1.	-
2.	-

Yours Faithfully,

For Ritesh Savla & Associates
Chartered Accountants
FRN: 142651W

Ritesh S. Savla
Proprietor
Mem. No. 145713
UDIN: 23145713BGYKGO1965
Date: 30th September, 2023

Agreed and Accepted by:
For Sunvision Estates,

Suresh M. Shroff
Partner
Date: 30th September, 2023