



**P. M. DALVI & CO.**

CHARTERED ACCOUNTANTS

26, 3<sup>rd</sup> Floor, Laxmi Narayan Baug, Bal Govindas Road, Mahim, Mumbai – 400 016  
Contact Nos: 91-9324353365 Email: jrchauhan@capmd.co.in

**FORM 5**

[See Regulation 4 of Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Web Site, Rules 2017.]

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

To,

M/s. VPA Developers,

1<sup>st</sup> Floor, Matrubaug,

Near Shoe Mall, Agra Road,

Kalyan (W) - 421301

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s. VPA Developers (Project name Anand 21 Uptown), for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Registration Number – P51700048078.

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. VPA Developers for the period ended 31-03-2023 and hereby certify that:



**A. Deposits:**

|    |                                                                          | For this Fiscal Year | Total for this Project till date |
|----|--------------------------------------------------------------------------|----------------------|----------------------------------|
| 1. | Total amount collected from allottees                                    | 0                    | 0                                |
| 2. | % of amount to be deposited as per act                                   | 70%                  | 70%                              |
| 3. | Amount to be deposited as per act (1 * 2)                                | 0                    | 0                                |
| 4. | Total amount deposited in the Designated Bank Account                    | 0                    | 0                                |
| 5. | % of Amount deposited in the Designated Bank Account $[(4) / (1) * 100]$ | -                    | -                                |
| 6. | Shortfall / Excess deposit (3 -4)                                        | -                    | -                                |

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

The required proportion of money collected from allottees of the project units, as specified in the act, has been deposited in the Designated RERA Bank Account.

**B. Withdrawals :**

|    |                                            | For this Fiscal Year | Total for this Project till date |
|----|--------------------------------------------|----------------------|----------------------------------|
| 1. | Opening Balance of Designated Bank Account | 0                    | 0                                |
| 2. | Total Deposits                             | 0                    | 0                                |
| 3. | Total Amount withdrawn                     | 0                    | 0                                |
| 4. | Closing Balance                            | 0                    | 0                                |

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.



**C. Utilization :**

We certify that. M/s. VPA Developers, has utilized the amounts withdrawn from the designated bank account(s) towards project cost only, as specified in the act.

**D. Any Qualifications / Observations of CA: N.A.**

Yours Faithfully,

For P. M. Dalvi & Co.

Chartered Accountants

Firm Registration No. 102065W



Partner – Jaiprakash R. Chauhan

Membership No: 118205

Mumbai, 04<sup>th</sup> March, 2024

UDIN – 24118205BKBIXE4259

**Agreed and accepted by:**



Signature of Promoter

Name : Vikas N. Virkar

Date: 04/03/2024