



Pawan M. Shetty & Co.

Chartered Accountants

M. No. : 9890921077

Email : capawanshetty7@gmail.com

**FORM 5 [see Regulation 4]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 30 Aug 2023

To,
Partners

VICTORY VISIONS DEVELOPERS,

Pune.

PAN: AAQFV0563M

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **VICTORY VISIONS DEVELOPERS** for the period from **01/04/2022** to **31/03/2023** with respect to MahaRERA Regn. Number P52100049253.

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 firm, 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 Victory Vision Developers for the year ended **31/03/2023** and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Total amount collected from allottees	Nil	Nil
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	Nil	Nil
4	Total amount deposited in the designated Bank Account	Nil	Nil
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6	Shortfall/(Excess) Deposit (3-4)	NIL	NIL

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?



Answer: As no collection is made from customers, the total expenditure made by the developer are from own funds.

B. Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	Nil	Nil
2	Total Deposits - From customers	Nil	Nil
	- Developer capital and UNSECURED LOAN from family	96,39,234/-	96,39,234/-
3	Total amount withdrawn / Expended	96,39,234/-	96,39,234/-
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As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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?

Ans: Yes. The total expenditure made by the developer are from own funds.

Utilisation:

We certify that, Victory Vision Developers has utilized the amount withdrawn from bank account towards project cost only, as per the act. No amount from customers are received for this project. Own capital is utilized towards project cost only.

D. Any Qualification /Observation:

Certificate issued as per unaudited Income tax return filed for FY 2022-23

Date: 30/08/2023

Place: Pune

For Pawan M Shetty and Co.

Chartered Accountants

CA Pawan M Shetty

Proprietor

M No.135024/ F R No.130777W

30/08/2023

UDIN: 23135024BGRXYK3953



Agreed and Accepted by: