



Agrawal Vikash & Co. Chartered Accountants

108, T 11, Sai Dham, Pratiksha Nagar, Sion (East), Mumbai - 400022

FORM 5

(See Regulation 4)

ANNUAL REPORT STATEMENT OF ACCOUNTS

Date: - 24.01.2023

To,
Varsha Enterprises
Balaji Park
Plot no 6,6A,6B,6C, Sector 17,
Kharghar, Navi Mumbai - 410210

Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by [Promoter] for the period from 01-04-2019 to 31-03-2020 with respect to MahaRERA Number P52000024410.

1. This Certificate is issued in accordance with the provisions of 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. I/We have obtained all necessary information & explanation from the Promoter, during the course of our Audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed Registers, Books & Documents, and the relevant records of (Promoter) for the period ended **31-03-2020** and hereby certify that:

A. DEPOSITS

		For this Fiscal Year	Total for this Project till date (24.01.2023)
1.	Total amount collected from allottees	NIL	197581931
2.	% Of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	NIL	13,83,07,352
4.	Total amount deposited in the Designated Bank Account	NIL	6,02,54,844
5.	% Of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	0%	30%
6.	Shortfall / Excess Deposit (3-4)	NIL	78052508





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Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges & indirect taxes. Has the required proportion of the money collected from allottees of the project units, as specified in the Act, deposited in the Designated RERA Bank Account? - (Yes)

If no, then please mention the amount not deposited -

B. WITHDRAWALS

		For this Fiscal Year	Total for this Project till date (24.01.2023)
1.	Opening balance of Designated Bank Account	0	150000
2.	Total Deposits	0	204799481
3.	Total Amount Withdrawn	0	204949481
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As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting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? - (No)

If no please provide the below details -

S. No.	Date of withdrawal	Amount of Excess Withdrawals
	-	-

C. UTILISATION

I/We certify that, the **Varsha Enterprises** has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act.

If no please provide the below details-

S. No.	Date	Amount not utilised for Project Cost





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D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1.	Total amount collected from the allottees have been utilised for the construction of the project
2.	
3.	
4.	

For Agrawal Vikash & Co.
Chartered Accountants

Vikash Kumar

Vikash Kumar
Proprietor

Membership No - 067400

Firm Regn. No. - 136622W

UDIN: 23067400BGSIYF7223



Agreed and accepted by
For VARSHA ENTERPRISES

M. T. Choudhary

PROPRIETOR

Mohansingh T Choudhary
(Varsha Enterprises)

Date: 24.01.2023