



CA AMRRITA JAGNAANI (B.COM, ACA)

FORM 5

[see Regulation 4]

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 05/03/2024

To,

Mr./Ms. VINEET DATTATRAY THANEKAR

**ADD :- 003 ,YOGESHWAR APT NEAR TALATHI OFFICE NEAR GANESH MANDIR KULGAON
BADLAPUR 421503**

PAN: AKCPT8460D

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **Ms. VINEET DATTATRAY THANEKAR** for the period from **01/04/2022 to 31/03/2023** with respect to MahaRERA Regn. Number **P51700030780**

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 **Ms. VINEET DATTATRAY THANEKAR** 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 31/03/2023
1	Total amount collected from allottees	26172000	26172000
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	18320400	18320400
4	Total amount deposited in the designated Bank Account	18320400	18320400
5	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	70%	70%
6	Shortfall/(Excess) Deposit (3-4)	0	0

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?

Ans: Yes

B) Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	82999	82999
2	Total Deposits	20100667	20100667
3	Total amount withdrawn	19605400	19605400
4	Closing Balance	578267	578267

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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.

C) Utilisation:

D) We certify that, **Ms. VINEET DATTATRAY THANEKAR** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

E) Any Qualification /Observation:

1 Management is further advised to enter in to agreement for sale with allottees as soon as amount equal to or more than 10% of total consideration of flat unit is received so that section 13 of RERA Act 2016 is complied with.

2 Total deposits for the Fiscal year and Total for this project till date as per Table B includes receipts from customers, partners contribution etc.

3 Total amount withdrawn for the Fiscal year and Total for this project till date as per Table B includes amount withdrawn for construction activity, tax payments, cash withdrawal etc.



Yours Faithfully,
Chartered Accountants

Proprietor **AMRRITA JAGNAANI**
Chartered Accountant
Membership No. **M. No. 168037**

Place: _____

UDIN:24168037BKACH46986

Agreed and Accepted by:

For Ms. VINEET DATTATRAY THANEKAR

Partner/Authorised Signatory

Name: **VINEET INFRASTRUCTURE**

Date: _____

PARTNERS