

D.G. Patel & Associates

Chartered Accountants

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

To,
M/s Villa Realtor
Plot No 135, Sector 53,
Dronagiri, Bhokarpada, Panvel
Raigarh- 400 702.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by M/s Villa Realtor for the period **01/04/2022 to 31/03/2023** with respect to MahaRERAREgn. No. **P52000016402**.

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 the necessary information and explanation from the Promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. We hereby confirm that We have examined the prescribed registers, books & documents, and the relevant records of M/s Villa Realtor for the period ended **31.03.2023** and hereby certify that:

A. Deposits :

Sr. No	Particulars	For this Fiscal year (Rs.)	Total for this Project till date (Rs.)
1.	Total amount collected from allottees	63,40,500	8,24,72,578
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	44,38,350	5,77,30,805
4.	Total amount deposited in the Designated Bank Account.	44,38,350	5,77,30,805
5.	% of amount deposited in the Designated Bank Account. [(4)/(1)*100]	70%	70%
6.	Shortfall / Excess deposit (3-4)	NIL	NIL

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

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)**:

If No, Please mention the amount not deposited. **NA**

B. Withdrawals :

Sr. No	Particulars	For this Fiscal year	Total for this Project till date
1.	Opening Balance of Designated Bank Account	26,262	N.A
2.	Total Deposits	44,38,350	5,77,30,805
3.	Total amount withdrawn	44,59,869	5,77,26,062
4.	Closing Balance	4,743	4,743

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

If No, Please provide the below details :-

Sr. No	Date of Withdrawal	Amount of Excess Withdrawals
1.	N.A	N.A

C. Utilization :

We certify that, the M/s Villa Realtor 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 :-

Sr. No	Date	Amount not utilised for Project Cost
1.	N.A	N.A

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D. Any Qualifications/Observationsof CA:

It has been observed that, promoter had not opened separate RERA Bank accounts as prescribed by RERA guidelines. Promoter had deposited all the customer advances in regular Bank accounts.

Sr. No	Particulars
1.	N.A
2.	N.A

For D.G. Patel & Associates
Chartered Accountants

For M/s. Villa Realtor

CA Deepak Patel
Mem No: 175018

Partner

Place: Navi Mumbai
Date: 30th September, 2023
UDIN: 23175018BGVYMO8668