



Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To
M/s. Shree Vastunirman Developers,
Shop No. 2, Sundaram Villa CHS,
Valipeer Road, Bhanu Nagar,
Near Bhanusagar Cinema, Thane,
Maharashtra 421301.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Shree Vastunirman Developers (promoter of the project "Vrundavan Park Jai") for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn Number - P51700049309.

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 this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents and the relevant records of **Shree Vastunirman Developers** (promoter of the project "**Vrundavan Park Jai**") for the period ended 31/03/2023 and hereby certify that:

A. Deposits:

S. No.	Particulars	Financial Year 2022-23	Till date i.e. (31/03/2023)
1	Total amount collected from allottees	40,68,479	40,68,479
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	28,47,935	28,47,935
4	Total amount deposited in the Designated Bank Account	30,88,400	30,88,400
5	% of amount deposited in the Designated Bank Account [(4)/(1)*100]	75.91%	75.91%
6	Shortfall/Excess deposit (3-4)	(2,40,465)	(2,40,465)

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)

If No, Please mention the amount not deposited.



B. Withdrawals:

S. No.	Particulars	Financial Year 2022-23	Till date i.e. (31/03/2023)
1	Opening Balance of Designated BankAccount	-	-
2	Total Deposits	30,88,400	30,88,400
3	Total Amount withdrawn	30,74,678	30,74,678
4	Closing Balance	13,722	13,722

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

If No, please provide the below details:-

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1		

C. Utilisation:

We certify that, **Shree Vastunirman Developers** 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:-

S. No.	Date	Amount not utilized for Project Cost
1		

D. Any Qualifications/Observations of CA:

1	The commencement date of the project is considered as per RERA Certificate issued by Maha RERA (i.e. 7th February, 2023)
2	The Total funds collected from allottees have been derived from the unaudited books of accounts, as presented by the management of the promoter. On a comprehensive assessment of the promoter's books of accounts, it has come to light that the promoter is adhering to the stipulation of maintaining a distinct Designated RERA Bank account for the project in IDBI Bank bearing account number 0023102000033132 , as mandated by Section 4(2)(I)(D) of the Act.
3	As per self-certification obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only. However, it is not possible for us to verify the end use of funds withdrawn from designated bank account on one-to-one basis since the requisite record for such verification is not available with us. But while certifying on utilization, we have relied on the expenditure as per books of accounts produced before us which shows that the expenditures incurred on the project are more than total amount collected till the end of the period on cumulative basis.

For M/s. Gaurav S Rajpal & Co.
Chartered Accountant
FRN :-159009W

CA Gaurav S Rajpal
M.No. 618490
Date : 08-12-2023
Place: Navi Mumbai
UDIN :- 23618490BGZXEJ1257



Annexure A : Reasons for Excess Deposits in Designated RERA Account.

Date	FY 2022-23	Till Date as on 31.03.2023	Remarks
	Shortfall / (Excess Deposit) (70%)	Shortfall /(Excess Deposit)(70%)	
24-11-2022	(70,000)	(70,000)	Other than customer receipts received in RERA 100% Collection Account
10-02-2023	(1)	(1)	Other than customer receipts received in RERA 100% Collection Account
28-02-2023	(35,000)	(35,000)	Other than customer receipts received in RERA 100% Collection Account
28-02-2023	(35,000)	(35,000)	Other than customer receipts received in RERA 100% Collection Account
01-03-2023	(35,000)	(35,000)	Other than customer receipts received in RERA 100% Collection Account
15-03-2023	(700)	(700)	Other than customer receipts received in RERA 100% Collection Account
18-03-2023	(70,000)	(70,000)	Other than customer receipts received in RERA 100% Collection Account
25-03-2023	(700)	(700)	Other than customer receipts received in RERA 100% Collection Account
25-11-2022	(1,414)	(1,414)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
15-02-2023	(77)	(77)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
17-02-2023	(210)	(210)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
18-02-2023	(700)	(700)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
24-02-2023	(147)	(147)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
24-02-2023	(179)	(179)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
04-03-2023	(350)	(350)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
09-03-2023	(203)	(203)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
11-03-2023	(70)	(70)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
11-03-2023	(357)	(357)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
12-03-2023	(357)	(357)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
13-03-2023	(1,421)	(1,421)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
13-03-2023	(350)	(350)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
20-03-2023	(357)	(357)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
20-03-2023	(7,000)	(7,000)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
21-03-2023	(1,590)	(1,590)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
21-03-2023	(350)	(350)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account
21-03-2023	(77)	(77)	Pass through Chrages,Indirect Taxes etc received in Designated Collection Account



M/s. Gaurav S. Rajpal & Co.
Chartered Accountants

901, Elite Towers, Sector-10, Kharghar - 410210
Mob: +91 9867776629 | E-mail: cagauravrajpal@gmail.com

27-03-2023	(5,424)	(5,424)	Pass through Chrages, Indirect Taxes etc received in Designated Collection Account
27-03-2023	(8,134)	(8,134)	Pass through Chrages, Indirect Taxes etc received in Designated Collection Account
19-02-2023	8,191	8,191	Amount not transferred from 100% RERA Collection Account
19-02-2023	19,114	19,114	Amount not transferred from 100% RERA Collection Account
14-03-2023	127	127	Amount not transferred from 100% RERA Collection Account
31-03-2023	7,271	7,271	Amount not transferred from 100% RERA Collection Account
	(2,40,465)	(2,40,465)	