



JAINAM DOSHI & ASSOCIATES

Chartered Accountants

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANTS CERTIFICATE

Date: 10.01.2024

To,
Venus Nirvana LLP
606, Runwal R Square,
LBS Marg, Mulund West,
Mumbai- 400080.

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Venus Nirvana LLP** for the period from 1st April, 2022 to 31st March, 2023 with respect to MahaRERA Regn. Number **P51700031286**

4. 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.
5. I/We have obtained all necessary information and explanation from Venus Nirvana LLP, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
6. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Venus Nirvana LLP for the period ended 31st March, 2023 and hereby certify that:

B. Deposits:

Sr No	Particulars	For this Fiscal Year (In Crores)	Total for this project till date (In crores)
1	Total amount collected from allottees	26.69	28.60
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	18.68	20.02
4	Total amount deposited in Designated Bank Account	19.80	21.16
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	74.19%	73.99%
6	Shortfall / Excess deposit (3-4)	-1.12	-1.14

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

Regd Office: 103, Siddh Shila, B.P. Cross Road No. 3, Neelkanth Nagar, Mulund (West) – 400 080
Mob: +91 9769910544/+91 9082909896
Mail: ca.jdoshi@gmail.com

B. Withdrawals

SrNo	Particulars	For this Fiscal Year (In Crores)	Total for this project till date (In crores)
1	Opening Balance of Designated Bank Account	0.002	0.00
2	Total Deposits	19.80	21.16
3	Total amount withdrawn	19.67	21.02
4	Closing Balance	0.14	0.14

As specified in the act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

C. Utilisation:

I/We certify that, Venus Nirvana LLP has utilised 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

D. Any Qualifications /Observations of CA:

Nil

Agreed & accepted by:

For Jainam Doshi & Associates

FRN :153262W

Jainam



CA Jainam Doshi

For Venus Nirvana LLP

Rakesh Doshi

MRN: 192441

Date: 10.01.2024

Place: Mumbai

UDIN: 24192441BK BZ XW 9523

RAKESH DIPCHAND DOSHI

DESIGNATED PARTNER

Date: 10.01.2024