

**FORM 5****ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

To,
V. R. Builders
Ground Floor, Opp. Ladi Company,
Ladi Naka, Kalyan Badlapur Road,
Ambernath-421501.

SUBJECT: Report on Statement of Account & on Project fund deposit utilization and withdrawal by **V. R. Builders** for the period from **1st April 2022 to 31st March 2023** with respect to **Navsarthak Co-op Hsg. Soc. Ltd. MahaRERA Regn No. P51700047946.**

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. I/We have obtained all necessary information and 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 and documents, and the relevant records of **V. R. Builders** for the period ended **31st March, 2023** and hereby certify that:

A. Deposits:

Sr No.	Particulars	For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	Rs.62,92,000 /-	Rs.62,92,000/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	Rs.44,04,400 /-	Rs.44,04,400 /-
4.	Total amount deposited in the Designated Bank Account	Rs.44,20,800 /-	Rs.44,20,800 /-
5.	% of Amount deposited in Designated Bank Account [(4/1)*100]	70.26%	70.26%
6.	Shortfall/Excess deposit (3-4)	-	-

Note: 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.

B. Withdrawals

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	Rs.10,000 /-	Rs.10,000 /-
2.	Total Deposits	Rs.31,92,000 /-	Rs.44,20,800 /-
3.	Total amount withdrawn	Rs.31,91,239.85 /-	Rs.44,20,039.85 /-
4.	Closing Balance	Rs.10,760.15 /-	Rs.10,760.15/-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

C. Utilisation

I/We certify that, the (Name of Promoter) has utilized the amounts withdrawn from designated bank account towards project cost only. As specified in the act.

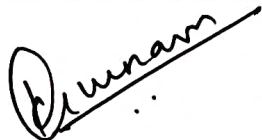
If No, please provide the below details:-

Sr. No.	Date	Amount not utilized for Project Cost
1	NA	NA

Any Qualifications/ Observations of CA

1.	NA
2.	NA

For Sarangdhar & Co.
Chartered Accountants



CA Komal J. Gurnani

Partner

M No.: 183042

Place: Kalyan

Date: 25-11-2023

UDIN: 24183042BKBIUG8528



Agreed and Accepted by:
For M/s. V. R. Builders



Mr. Devan Adarkar

Partner

Place: Ambernath

Date:- 25-11-2023

