



V. Doshi & Associates
Chartered Accountants

Reg. Add : 140/A-503, Ganesh Darshan, New Pantnagar, V.B.Lane, Ghatkopar - E, Mumbai - 400075

FORM 5 [see Regulation 4]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 27-04-2024

To,
Shri Gaurav Thakkar,
Shree Varadkrupa Towers LLP

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **Shree Varadkrupa Towers LLP** for the period from **01-04-2023 to 31-03-2024** with respect to MahaRERA Regn. Number **P51800045859**.

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 **Shree Varadkrupa Towers LLP** for the year ended **31-03-2024** and hereby certify that:

A) Deposits:

Sr. No.	Particulars	For this Fiscal Year 2023-24
1	Total amount collected from allottees	1,66,34,000
2	% of amount to be deposited as per Act	70%
3	Amount to be deposited as per Act (1*2)	1,16,43,800
4	Total amount deposited in the designated Bank Account	1,43,48,200
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	86.26%
6	Shortfall/(Excess) Deposit (3-4)	(27,04,400)

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 except Management has deposited Amount received for Shop No. 1 (Rs. 24,00,000) & Shop No. 2 (Rs. 1,00,000) in Normal Current Account instead of Designated RERA Bank Account. But the same amount is used towards project cost only

B) Withdrawals:

Sr. No.	Particulars	For this Fiscal Year 2023-24
1	Opening Balance of Designated Bank Account	NIL
2	Total Deposits	1,43,48,200
3	Total amount withdrawn	1,35,53,472
4	Closing Balance	7,94,728

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

We certify that, **Shree Varadkrupa Towers LLP** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D) Any Qualification /Observation:

No additional Qualification/observations

For V. Doshi & Associates
Chartered Accountants
Firm Regn. No. 152360W



CA Vatsal Doshi
Proprietor
M. No.: 191453
UDIN : 24191453BKCANO9046
Place: Mumbai
Date: 29-04-2024

VATSAL
RAMESH DOSHI

Digitally signed by
VATSAL RAMESH DOSHI
Date: 2024.04.29 18:27:46
+05'30'

Agreed and accepted by:



Signature of Promoter
Name: **Gaurav Thakkar**
Designated Partner
Date: **29-04-2024**