



SHAH CHETAN & ASSOCIATES(138140W)

CHETAN(158055)

86 MANKI COMPLEX,BESIDE INDRAPURI ATITHI
GRUH,NEAR UMA CROSSING,WAGHODIA
ROAD,VADODARA-390019
,Vadodara,390019

Email: CACHETANSHAH1988@GMAIL.COM, Mobile:
9904074990

Form 5

[Regulation 4 read with section 4(2)(I)(D)]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

VIHAV INFRATECH

NR. SEARS TOWER, BEHIND BOMBAY KITCHEN, KHANPUR, GOTRI SEVASI ROAD

Vadodara, Gujarat

I/We, **CHETAN** the auditor, have examined books of accounts and all the relevant records of **VIHAV INFRATECH** having PAN related to **KEYSTONE 72** project (RERA registration no.

PR/GJ/VADODARA/VADODARA/Others/RAA07740/021220) having site address as **NR. SEARS TOWER, BEHIND BOMBAY KITCHEN, KHANPUR, GOTRI SEVASI ROAD, Vadodara, GUJARAT** for year ending on **31-03-2024** .

We have conducted our engagement and examination in accordance with the Standards on Auditing, Guidance Note on Reports or Certificates for Special Purpose and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

It is the primary responsibility of the Management of **VIHAV INFRATECH** to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.

Period under Certificate: from 01-04-2023 to 31-03-2024

1. Whether separate RERA Bank Account has been opened as envisaged in Gujarat RERA Bank Account Direction,2019?

YES

2. Details of RERA Bank Account as registered with Gujarat RERA (mention all the bank accounts if there has been a change in Bank Account registered with RERA)

Sr. No.	1
Bank Name	ICICI Bank
Branch Name	RACE COURSE VADODARA
Account Name	VIHAV INFRATECH KEYSTONE VII II RERA RETENTION AC
Account Number	184105000674
Account type	Current
IFSC Code	ICIC0001841
Date of Account Opening	2020-11-04
Opening Balance Date	2023-04-01
Opening Balance	13,522
Deposit during the period	21,39,61,308
Withdrawal during the period	21,39,60,000
Closing Balance as on 31-03-2024	14,830

3. In case of change in RERA Bank Account as indicated above, whether due approval following prescribed documentation was taken from Gujarat RERA under the Gujarat RERA Bank Account Direction, 2018?

NOT CHANGED

4. Whether any of the Form 3 issued during the certificate period mandated deposit of 100% of the money collected from the booking of the project units (refer point 5 of Additional Information for Ongoing Project of Form 3)?

NO

5. Whether the required proportion of money collected from the allottees of the project units(as indicated in Form 3) deposited in the RERA Bank Account?

YES

6. Whether the project registration is as New or Ongoing project?

NEW

6.1. In case of New Project Registration, whether there was any booking taken prior to project registration?

NO

7. Whether all amounts withdrawn from RERA Bank Account were within the withdrawal limit as certified under the relevant form 3 issued during the reporting period?

Cumulative withdrawal from separate A/C till 31st March (Rs.): 44,89,22,557

YES

8. Whether any fixed deposit was created out of funds deposited in RERA Account?

NO

9. Whether there has been any instance of receipt of consideration in excess of 10% of apartment value without entering into a registered Agreement for Sale?

YES

9.1. If yes, please provide the information as below:

Sr.No.	Unit Number	Total Consideration	Amount received in excess of 10% till registered ATS executed
1	A-301	1.2781E7	1.15029E7
2	A-902	1.25E7	12,50,000.0
3	C-101	1.2E7	91,00,000.0

10. Whether the project is executed by availing any loans/borrowing?

Estimated cost of Project (Rs.): 58,04,60,364

YES

10.1. If yes, please provide details as below:

Sr.No.	Lender Name	Lender Type	Amount of Loan Sanction(Rs)	Sanction Date	Loan outstanding as on 31st March 2024 (Rs.)	Collateral/Mortgage Details
1	UNSECURED LOAN	UNSECURED LOAN	1,34,42,235	01-04-2023	13,44,235	0.0

10.2. Whether the financial encumbrance is reported to Gujarat RERA?

YES

11. Whether any discrepancy noticed in forms 1, 2 and 3 with reference to their issuance in accordance with the RERA Act, rules and regulations?

NO

12. Please specify any other things which are not covered above.

Notes Uploaded In Additional Documents

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. Also I/We have attached herewith the copies of Financial Statements* and Audit Report of the **VIHAV INFRATECH** (Promoter Name) for the financial year ending on **31-03-2024**.

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of **KEYSTONE 72**(Project) for the period ended and this certificate is being issued based on the records and documents produced before me and explanations provided to me by the management of the Promoter based on the verification of books of accounts till **31-03-2024**.

I/We hereby declare that, I/We or any of us/our associate have not issued RERA Form-3 for any of the projects of **VIHAV INFRATECH**.

Place: Vadodara
Date: 25/10/2024

(Signature and Stamps/Seal of the Signatory CA)

Partner/Proprietor: SHAH CHETAN & ASSOCIATES
Name of Signatory: CHETAN
Membership No.: 158055
Full Address: 86 MANKI COMPLEX, BESIDE INDRAPURI ATITHI GRUH, NEAR UMA CROSSING, WAGHODIA ROAD, VADODARA-390019, Gujarat, 390019

***For the purpose Financial Statements shall include which shall also be attached:**

1. Balance Sheet
2. Profit & Loss account
3. Cash Flows Statement(if applicable)

Attachments:

1. AUDIT NOTES