

**SURJI D CHHEDA****B. COM., LLB (GEN) FCA****S. D. CHHEDA & CO.****CHARTERED ACCOUNTANTS****2A/4, VIVINA, NADCO SHOPPING CENTER, ANDHERI (W). Mob:- 09323901204**

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महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क, डिसेंबर २२, २०२१/पौष १, शके १९४३

Annexure F

FORM 5

(See Regulation 4)

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS****Date : 14/02/2023.**

To,

The Sudhanshu Infrastructures Pvt. Ltd.  
B-23, Aniraj Towers, LBS Marg,  
Bhandup(W), Mumbai-400078.

**SUBJECT :** Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Sudhanshu Infrastructures Pvt. Ltd. for the period from 01/04/2021 to 31/03/2022 with respect to **Vishnu Bhaskar CHS Ltd.** Maha RERA Regn Number P51800015748.

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 (Promoter) for the period ended 31/03/2022 and hereby certify that:

**A. Deposits:**

		<b>For this Fiscal year</b>	<b>Total for this project till date</b>
1.	Total amount collected from allottees	3,26,02,867	6,50,79,998
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	2,28,22,007	4,55,55,999
4.	Total amount deposited in the Designated Bank Account	3,26,02,867	6,50,79,998
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6.	Shortfall/Excess deposit (3-4)	0	0

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) Yes.

If No. Please mention the amount not deposited.



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		For- this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	14178	0
2	Total Deposits	5,12,69,839	11,69,30,970
3.	Total amount withdrawn	5,11,09,537	11,67,56,490
4.	Closing Balance	1,74,480	1,74,480

As specified in the Act, All the amounts withdrawn during the year from R E R A 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) Yes.

If No, Please provide the below details:-

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

**C. Utilisation**

I/We certify that, the Sudhanshu Infrastructures Pvt. Ltd. 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 utilised for Project Cost
1		

**D. Any Qualifications / Observations of CA**

1.	
2.	
3.	
4.	

Agreed and Accepted by:

For Sudhanshu Infrastructures Pvt. Ltd.

(Abhayjeet Dubey)  
Director  
DIN:01685011



Yours Faithfully,

**Surji Chheda**  
(Chartered Accountant)  
Membership No. 040627

**UDIN : 23040627BGVVPL9278**