

**FORM 5**

(See Regulation 4)

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS****CHARTERED ACCOUNTANTS CERTIFICATE**

To.

The FIONA REALTY PRIVATE LIMITED ( FORMERLY KNOWN AS "VISION DEVELOPERS")  
CTS. 68 A/1 & 68 A/2, Bandivali Hill Road, Jogeshwari (W), Mumbai - 400102.

SUBJECT : Report on Statement of Accounts on project fund deposit. utilization and withdraw at by "FIONA REALTY PRIVATE LIMITED" (Project Vision Heights – Wing A) for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn Number P51800008700

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 Agcmts, 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 opiaivn 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 "FIONA REALTY PRIVATE LIMITED" for the period ended 31/03/2023 and hereby certify that:

**A. Deposits:**

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	-	52,75,000
2.	% of amount to be deposited as per act	70	70
3.	Amount to be deposited as per act (1*2)	-	36,92,500
4.	Total amount deposited in the Designated Bank Account	-	52,75,000
5.	% of Amount deposited in Designated Bank Account $[(4)/(1)* 100]$	-	100
6.	Shortfall/Excess deposit (3-4)	-	(15,82,500)

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**

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	-	0
2.	Total Deposits	-	52,75,000
3.	Total amount withdrawn	-	52,75,000
4.	Closing Balance	0	0

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1	Not Applicable	Not Applicable

**C. Utilisation**

I/We certify that, the "FIONA REALTY PRIVATE LIMITED 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	Not Applicable	Not Applicable


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

1	Since this is an on-going project amount collected from customer and withdrawn before applicability of RERA Act is Rs. 2,62,12,373/- which not included in details of Deposits in & Withdrawal from designated bank account in Table A & Table B
2	
3	
4	

UDIN:23603255BGUQVM2981

Place: Mumbai  
Date : 31/10/2023

For Choudhari & Associates  
Chartered Accountants  
Firm Reg. No. 155175W

  
(Abdul Kaleem Choudhari)  
M.No.603255



Agreed and Accepted By

For FIONA REALTY PRIVATE LIMITED  
**For FIONA REALTY PRIVATE LIMITED**



(Ashfaq H. Malkani)  
Director

**Director**