



S V V S & Associates
Chartered Accountants
Choti Bazar, Jhanda Chowk
Kalvan Ganj,
Banda-210001
Ph. 8800190405, 05192-297715
Email : Vipul.ratan@gmail.com

FORM – REG - 5
[see Regulation 4]

**ANNUAL AUDIT REPORT OF THE REAL ESTATE PROJECT TULSI NAGAR AWASIYA
YOJNA TINDWARI ROAD BANDA U.P. RERA PROJECT REGISTRATION NUMBER
UPRERAPRJ13942**

To
BANDA DEVELOPMENT AUTHORITY
BANDA

Subject: Report on Statement of Accounts on project fund utilization and withdrawal by Banda Development Authority in U.P. RERA for the period from 01-04-2024 to 31-03-2025 with respect to TULSI NAGAR AWASIYA YOJNA TINDWARI ROAD BANDA UPRERAPRJ13942

This report is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the Act) read along with the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (hereinafter referred to as the Rules), Uttar Pradesh Real Estate Regulatory Authority (General) Regulations, 2019 (hereinafter referred to as the Regulations) and the Real Estate Project (Maintenance and Operation of Project Bank Accounts) Directions, 2020 as revised in November, 2023, and issued by U.P. RERA on 29th November, 2023 (hereinafter referred to as the Project Account Directions).

1. 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 report.

2. We hereby confirm that I/We have examined the registers, books and documents, and the relevant records of Banda Development Authority for the said project for the period from 01-April-2024 to 31-March-2025 and hereby report that:

- i. The project was 100% completed as per Engineer's certificate (i.e. Row-5 of REG-3) and 85% completed as per C.A. certificate (i.e Row-6 of the REG-3) of last quarter of the abovementioned period.
- ii. Amount collected for the said project (net of refunds, if any, as per provisions of the Project Account Directions, dated 29th November, 2023) during the year for this project and the amount collected (net of refunds, if any, as per provisions of the Project Account Directions, dated 29th November, 2023) from inception till the end of the abovementioned period is as follows:





iii.

S No.	Particulars	During the period (in Rs. Lac)	Since inception till the end of the abovementioned period (In Rs. lac)
1	2	3	4
1	Received from the Allottees	1381.30	6753.69
2	Secured borrowings from Banks, FIs, & NBFCs		
3	Unsecured borrowings		
4	Borrowings from Related Parties		
5	Interest earned on Deposits		
6	Funds infused by the promoters		
7	Any other (please specify) Registration Fees	264.95	1190.23
	Total	1646.25	7943.92

- iv. Amount withdrawn from the Separate Account for this project during the year is Rs. 40.08 Lacs and amount withdrawn from inception of the project till the end of the abovementioned period is Rs. 1160.25 Lacs.
- v. Amount spent on the said project during the year and since inception of the project till the end of the abovementioned period as per the details given below is Rs. 40.08 Lacs and 1160.25 Lacs.





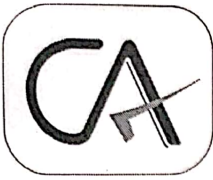
		Amount actually spent on the project as per the provisions of Project Account Directions (in Rs. Lac)		As reported in the REG-3 of the last quarter of the said period (in Rs. Lac)
1	2	3	4	5
	Particulars	During the period	Since inception till the end of the abovementioned period	Since inception till the end of the abovementioned period
a	Land Cost	-	85.96	
b	Project Clearance Fees			
c	Interest on Borrowings			
d	Cost of Construction and Development	40.08	1074.29	(i.e. Row-3C of REG 3)

3. We report that no type of assured return, by whatsoever name, has been considered in the amount reported as spent on the project in Column 3 and 4 of table in Para 2(iv) above

4. I/We report that as on the end date of the abovementioned period:

- There is no change in the Estimated Cost of the Project.
- All the due QPRs have not been filed.
- There is no outstanding liability towards the RCs issued by the Authority.
- Out of the total 557 units in the project 538 units are already allotted and the remaining 19 units are still unsold.
- In compliance of Section 11(4)(h) of the Act, the promoter has not created any charge on a unit after its allotment / The promoter has created a charge on a unit after its allotment.





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vi) There is no dispute related to the land on which the project is being constructed

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vii) Other observations if any:

a) _____

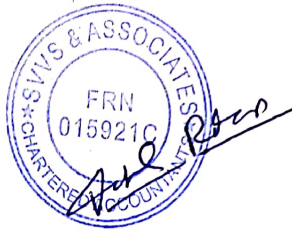
b) _____

c) _____

9. The statement of accounts of the Promoter have been audited by the undersigned and the statement of accounts so audited are enclosed with this report.

Place : Banda

Date : 26-Nov-2025



(Signature and Stamp/Seal of the Signatory CA)

Name of the Signatory: CA Vipul Ratan

Full Address: Chhoti Bazar, Jhanda Chowk, Kalvan Ganj, Banda.

Membership No.: 42618

Mobile No.: 8800190405

E-mail ID: cavipulratan@gmail.com

UDIN: 25402618BMGGCJ7866

Enclosure: The audited statement of accounts of the Promoter for the abovementioned period.

