



FORM-5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNT
CHARTERED ACCOUNTANTS CERTIFICATE

Date: 09/01/2024

To,

Eastend Spaces LLP

Registered Address:

Plot No.402/D, Office No.102, Sigma House

Shalimar Pride, Nr. Icc Tower, Sb Road, Shivaji Nagar, Pune, Maharashtra, 411016.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s Eastend Spaces LLP for the period from 01.04.2022 to 31.03.2023 with respect to MahaRERA Registration Number P52100033367 ("MEANDER " Wing-B - Phase-II)

- 1 This certificate is issued in accordance with provisions of the real Estate (Regulation and dev.) Atc.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 company, during the course of our audit, which in my /our opinion are purpose of this certificate.
- 3 I/ We hereby confirm that I/we have examined the prescribed register, books and documents, and the relevant records of M/s Eastend Spaces LLP for the period ended 31.03.2023 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this Project till date
1	Total amount collected from allottees	11,06,37,099.16	11,10,15,100.16
2	Bank Charges	206.50	206.50
3	% of amount to be deposited as per Act	70%	70%
4	Amount to be deposited as per Act (1*2)	7,74,45,824.86	7,77,10,425.56
5	Total amount deposited in Designated Bank Account	7,74,81,462.91	7,77,10,363.61
6	% of Amount deposited in Designated Bank A/c [(4)/[1]*100]	70%	70%
7	(Shortfall)/Excess deposited (4 - 5)	35,638.05	(61.95)

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

If No, Please mention the amount not deposited



B. Withdrawals

Sr. No.	Particulars	For this Fiscal Year	Total for this Project till date
1	Opening Balance	2,28,900.70	-
2	Deposits	7,74,81,462.91	7,77,10,363.61
3	Withdrawals	7,61,29,431.00	7,61,29,431.00
4	Closing Balance	15,80,932.61	15,80,932.61

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, 2 and 3 issued during the reporting period? (Yes)

If No, Please provide the below details:-

Sr. No.	Date of Withdrawal	Amount of excess Withdrawals

C. Withdrawals

I/We certify that, the M/s Eastend Spaces LLP 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:-

Sr. No.	Date	Amount not utilised for Project Cost

D. Any Qualification / Observation of CA

1	The firm has maintained two separate account for collection one for collection of sales consideration and another pass through account for tax and other charges from customer.
2	The account of firm is operated under standard instruction wherein collection of sales consideration is deposited in one collection account and from that account amount is distributed 70% to RERA collection account and 30% to normal account. Bank takes 1 day to 8 days time to transfer in those accounts. Consequently there can be short deposit into RERA account till the date such transfer is done.
3	The bank tranferred to 70% (RERA) and 30% account after deducting Bank Charges if any . We, therefore, have taken net of such charges as deposit and withdrawal.
4	Land cost is valued as ASR rate

Yours Faithfully

For VELANI & POKAR
FRN 127525W


Vinay V. Velani

Mem. No : 119891

Date : 09/01/2024

UDIN : 24119891BKEHVT8113



Agreed and Accepted by:

For, M/s Eastend Spaces LLP




Partner/Author.