



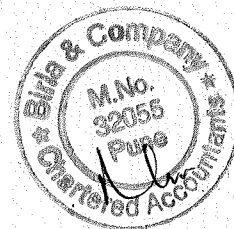
**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

**Date: 07.12.2022**

To,  
Partners,  
M/s. Goel Ganga Landmarks LLP,  
Ground Floor, Sanmahu Complex,  
Bund Garden Road, Camp,  
Pune - 411001.

**Subject:** Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s. Goel Ganga Landmarks LLP for the project "Ganga Serio EF Building"** (hereinafter referred to as "Promoter") for the period from 1<sup>st</sup> April, 2021 to 31<sup>st</sup> March, 2022 with respect to **MahaRERA Registration Number P52100023713.**

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, Rate of Interest and Disclosures on Website) Rules, 2017.
2. We have obtained all the necessary information and explanation from the promoter, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that we have examined the books and documents, and the relevant records of M/s. Goel Ganga Landmarks LLP for the period ended 31<sup>st</sup> March, 2022 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	1,36,43,32,688	2,06,23,22,487
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	95,50,32,882	1,44,36,25,741
4.	Total amount deposited in the Designated Bank Account	96,21,89,503	1,44,48,09,897
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70.52%	70.06%
6.	Shortfall/(Excess) deposit (3-4)	(71,56,621)	(11,84,156)

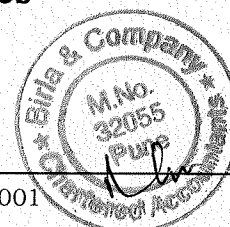
Amount collected/deposited at Sr. No 1 & 2, dose not include pass through charges and indirect taxes.

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) – **Refer qualifications/observations mentioned in Point No. “D” of the Audit Report.**

**B. Withdrawals:**

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1.	Opening Balance of Designated Bank Account	4,79,16,790	0
2.	Total Deposits	96,21,89,503	1,44,48,09,897
3.	Total Amount Withdrawn	98,18,27,000	1,41,65,30,604
4.	Closing Balance	<b>2,82,79,293</b>	<b>2,82,79,293</b>

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**



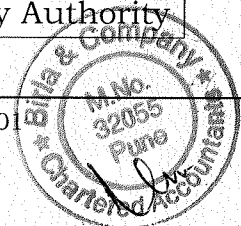


**C. Utilization**

We certify that, the M/s. Goel Ganga Landmarks LLP has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the Act – **Subject to our qualifications/observations mentioned in Point No. “D” of the Audit Report which shall form an integral part of this report**

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

1.	This report has been drawn on the basis of total amount of money received from flat holders since the inception of the project until 31 <sup>st</sup> March 2022 and amount expended since inception of the project until 31 <sup>st</sup> March 2022. It is not possible for us to certify whether the amount received on a daily basis from the flat holders has been utilized for the project. Hence the method followed is the total amount of money received from flat holders since the inception of the project until 31 <sup>st</sup> March 2022 and amount expended for the project since inception of the project until 31 <sup>st</sup> March 2022.
2.	The assessee has not followed cost center wise accounting policy hence the cost incurred for the project has been taken on the basis of the Chartered Accountant Certificate (Form 3) issued by CA Mahesh B Chandorkar dated 05 <sup>th</sup> April, 2022 and management representation.
3.	This report has been issued on the basis of books of accounts produced before us for verification and not on the basis of any site visit done as we are not technically qualified to perceive the progress of work on site for which we rely on the Architect certificate issued by Mr. Pramod Deshpande dated 27 <sup>th</sup> May, 2022 for completion of work on site.
4.	<p>It has been observed that few flat holders amounts were deposited in other than RERA Collection Account and the same has been considered for the purpose of calculation of deposits made in Table A(1) (Deposits).</p> <p>Further, TDS amount (if any) deducted by flat holders on consideration paid for transfer of Immovable Property as per Section 194-IA of the Income Tax Act, 1961 has been included for calculation of deposits made in Table A(4) (Deposits) and Table B(2) (Withdrawal).</p>
5.	This report has been issued at the specific request of the said firm and as per the statutory requirement of third proviso to sub section 2 of Section 4 clause (l) of Real Estate (Regulation and Development) Act, 2016 read with Regulation 4 (a) of the Maharashtra Real Estate Regulatory Authority

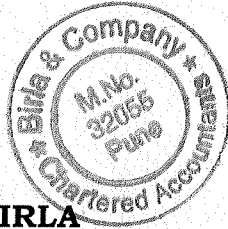




**BIRLA & COMPANY**  
CHARTERED ACCOUNTANT

(General) Regulation, 2017 requiring for submission to Maharera authorities and is not to be used for any other purpose or to be distributed to any other parties. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior written consent.

**Yours Faithfully,**



**CA RAJANIKANT BIRLA**  
**BIRLA AND COMPANY,**  
**CHARTERED ACCOUNTANT**  
**FIRM REG. NO. 101529W**  
**UDIN: 22032055BEZWLM6724**  
**M NO: 032055**

**Agreed and Accepted by:**

**SIGNATURE OF PROMOTER**  
**NAME: ANURAG GOEL**  
**DATE: 07.12.2022**

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