



ANNEXURE F
FORM 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
OSTIA H1 BUILDING
SHOP NO C 2 NEAR PNG,
KBG CLASSIC BLDG BHOSARI,
PUNE, MAHARASHTRA.

Date: 31/10/2023

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by D R GAVHANE LANDMARKS LLP for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn. Number P52100027455

- 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 We have obtained all necessary information and explanation from the Company, 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 prescribed registers, books and documents, and the relevant records of D R GAVHANE LANDMARKS LLP for the period ended 31/03/2023 and hereby certify that:

A Deposits

Sr no	Particulars	For FY 22-23	Till date- 31/03/2023
1	Total Amount collected from allottees into 100% account	8,52,20,157	17,60,08,000
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	5,96,54,110	12,32,05,600
4	Total amount deposited in designated bank account	4,65,84,841	4,65,84,841
5	% of amount deposited in designated bank account (4/1*100)	55%	26%
6	Shortfall/(Excess) deposits (3-4) (Note 1)	1,30,69,269	7,66,20,759

Note 1 : The shortfall of Rs. 1,30,69,269/- is due to amount collected from allottees of Rs. 1,86,73,281 yet to be transferred to 70% designated account and is kept in 100% account.

B Withdrawals

Sr no	Particulars	For FY 22-23	Till date- 31/03/2023
1	Opening balance of designated bank account	31,65,561	-
2	Total deposits (Note 2)	14,54,79,049	14,86,44,610



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3	Total amount withdrawn	14,78,25,749	14,78,25,749
4	Closing balance	8,18,862	8,18,862

Note 2: The Amount deposited into designated account also includes direct deposit of amount from allottees. This amount should be deposited to 100% RERA account and then should be transferred to 70% designated account

C Utilization

70% of the amount collected from allottees has been utilised for the project only.

D Any Qualifications/Observations of CA

1. During FY 22-23, Amount collected from allottees were deposited into 30% RERA Account as the 70% Designated account was opened on 14/10/2022. Hence the amount deposited into 70% designated Bank account is Nil upto 14/10/2022 however, 70% of the amount collected from the allottees has been utilised for the project only.
2. The Project cost has been incurred through 30% RERA Account, Which is not in line with the RERA regulation. Project cost shall be incurred through 70% Designated RERA account only.
3. The Amount deposited into designated account also includes direct deposit of amount from allottees. This amount should be deposited to 100% RERA account and then should be transferred to 70% designated account



Yours Faithfully,

CA. Deepak L Singh
MRN: 191980
UDIN: 23191980BGVRTK5096

Agreed and Accepted by:

Amit Damodar Gavhane

Date: