



RSMS AND ASSOCIATES

CHARTERED ACCOUNTANTS

Office No. 309, F Wing, 2nd Floor, Megacenter, Hadapsar, Pune - 411028.

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FORM 5 (see regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANTS CERTIFICATE

To,
The Partners
Venkatesh Landmarks
Sr. No. 214/1/1, 214/1/4
Lohagoan, Haveli Pune-412207.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/S. Venkatesh Landmarks - Phase I (D&E)** for the period from **01/04/2021** to **31/03/2022** with respect to **MahaRERA Regn Number P52100016541**.

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. I/We have obtained all necessary information and explanation front the Promoter, during the course of our audit, which in my/our opinion 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 **M/S. Venkatesh Landmarks - Phase I (D&E)** for the period ended **31/03/2022** and hereby certify that:

A. Deposits:

		For this Fiscal Year	Total for this Project till Date
1.	Total amount collected from allottees	13,36,04,920	14,06,15,717
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	9,35,23,444	9,84,31,002
4.	Total amount deposited in the Designated Bank Account	9,89,48,058	10,40,29,217
5.	%of Amount deposited in Designated Bank Account [(4)/(1)* 100]	74.06%	73.98%
6.	Shortfall/Excess deposit (3-4)	(54,24,614)	(55,98,215)



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. Withdrawal

		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	13,89,361	11,000
2	Total Deposits	9,89,48,058	10,40,29,217
3	Total amount withdrawn	9,55,02,750	9,92,05,548
4.	Closing Balance	48,34,669	48,34,669

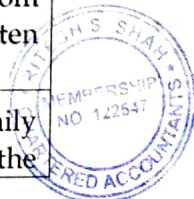
As specified in the Act, All the amounts withdrawn during the year from designated Bank account were within the withdrawal limit as certificate under the relevant Form 1, Form 2 and Form 3 issued during the reporting period :- YES

C. Utilisation

I/We certify that, the **M/S. Venkatesh Landmarks - Phase I (D&E)** has utilized the amounts withdrawn form designated bank account towards project cost only as specified in the act :- YES

D. Any Qualification / Observation of CA

1.	It is to be noted that the certificate is issued without any risk or responsibility on our part in any respect whatsoever, particularly as a guarantor or otherwise.
2.	This certificate has been issued on the basis of limited review of books of accounts produced before us (Tally Data) and information & explanations given to us.
3.	This certificate 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 (I) of Real Estate (Regulation and Development) Act, 2016 read with Regulation 4 (a) of the Maharashtra Real Estate Regulatory Authority (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.
4.	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 and total amount expended per financial year.
5.	Deposit amount consider above does not include booking cancelled and amount was refunded to allottee.

For RSMS AND ASSOCIATES
CHARTERED ACCOUNTANTS

Ritesh Shah

RITESH SHAH

(Partner)

M. NO 122547

Date: 13/01/2023

UDIN: 23122547BGXSMH3088



Agreed and accepted

Signature of Promoters

Date