



RSMS AND ASSOCIATES

CHARTERED ACCOUNTANTS

Office No. 309, F Wing, 2nd Floor, Megacenter, Hadapsar, Pune - 411028.
E-mail: rsmsandassociates@gmail.com Ph. No.: 020-26890634

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 **01/04/2022 to 31/03/2023** 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 **31/03/2023** and hereby certify that:

A. Deposits:

		For this Fiscal Year	Total for this Project till Date
1.	Total amount collected from allottees	30,62,64,588	44,68,80,305
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	21,43,85,211	31,28,16,213
4.	Total amount deposited in the Designated Bank Account	20,52,24,258	30,92,53,475
5.	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	67.01%	69.20%
6.	Shortfall (3-4)	91,60,953	35,62,738

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

The receipt received from allottees in the month of March 2023 in collection account was transferred to designated account in the month of April 2023. Due this there was no shortfall in amount deposited in designated bank account.

B. Withdrawal

		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	48,34,669	11,000
2	Total Deposits	20,52,24,258	30,92,53,475
3	Total amount withdrawn	21,00,47,927	30,92,53,475
4.	Closing Balance	11,000	11,000

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

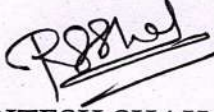
I/We certify that, the **M/S. Venkatesh Landmarks - Phase I (D&E)** has utilized the amounts withdrawn form designated bank account towards project cost only as specified in the act :- YES

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.	The receipt received from allottees in the month of March 2023 in collection account was transferred to designated account in the month of April 2023. Due this there was no shortfall in amount deposited in designated bank account.
3.	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.
4.	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.
5.	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.
6.	Deposit amount consider above does not include booking cancelled and amount was refunded to allottee.

**For RSMS AND ASSOCIATES
CHARTERED ACCOUNTANTS**


RITESH SHAH
(Partner)
M. NO. 122547
Date: 30/09/2023
UDIN: 23122547BGXSPW5055



Agreed and accepted


Signature of Promoters
Date