



M/s. Rinkesh Gupta & Associates
Chartered Accountants

Form 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date – 21.12.2022

To,

The M/s Pantheon Associates LLP
Project – Acorn park Phase I
S NO 108/2/4 Wakad, Mulshi, Pune – 411057.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s Pantheon Associates LLP for the period from 01.04.2021 to 31.03.2022 with respect to MahaRERA Regn Number P52100028087

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. 1/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

3. 1/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of **M/s Pantheon Associates LLP** for the period ended 31.03.2022 and hereby certify that:

Office No. 308, Third Floor, MSR Capital,
Samrat Chowk, Morwadi Court Road,
Pimpri, Pune - 411018.
Mob.: +91 9822379850 / +91 9922263355
Email : rinkeshg2000@yahoo.co.in

A. Deposits:

		For this Fiscal year	Total for this project till date 30.06.2022
1.	Total amount collected from allottees	75220625.46/-	151800292.46/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	52654437.82/-	106260204.72/-
4.	Total amount deposited in the Designated Bank Account	53436701.5/-	108081630.7/-
5.	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	71.04%	71.2%
6.	Shortfall/Excess deposit (3-4)	Excess deposit 782263.68/-	Excess Deposit 1821425.98/-

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 – **Not Applicable**

B. Withdrawals

		For this Fiscal Year	Total for this project till date 30.6.2022
1.	Opening Balance of Designated Bank Account	177487.5	0
2.	Total Deposits	53436701.5/-	108081630.7/-
3.	Total amount withdrawn	51389795/-	99313267/-
4.	Closing Balance	2224394/-	8768363.7/-

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 I, Form 2 and Form 3 issued during the reporting period? (Yes)

If No, Please provide the below details:- Not Applicable

S.No.	Date of withdrawal	Amount of Excess Withdrawals
Not Applicable		

C. Utilisation

I/We certify that, the **M/s Pantheon Associates** 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:-

S.No.	Date	Amount not utilised for Project Cost
Not Applicable		

D. Any Qualifications / Observations of CA

1.	Certificate is based upon documents and information provided to us
2.	Collection account is an Escrow Account and Amounts are automatically transferred to RERA account and 30% Account after day end except on 31 st March, for which transfer was done on 4 th April 2022.
3.	Due to clause 2 above, there is a difference in Table A and Table B amount of Deposits to be made and actually made. However the same is deposited on 4 th April.

Yours Faithfully,

For Rinkesh Gupta and Associates

Chartered Accountants

Firm Reg No.:- 123016W

Rinkesh Gupta (Partner)

M No.:- 079971

UDIN:- 22079971BFVHEP3829

Agreed and Accepted by:



Signature of Promoter

Name: Pantheon Associates LLP

Date: 21/12/2022

