



M/s. Rinkesh Gupta & Associates
Chartered Accountants

Form 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date - 30.09.2023

To,

M/s Pantheon Associates

Project - Acorn Park Phase I

S NO 108/2/4 WAKAD at Wakad, Mulshi, Pune, 411057;

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s Pantheon Associates** for the period from **01.04.2022 to 31.03.2023** 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. I/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. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of **M/s Pantheon Associates** for the period ended 31.03.2023 and hereby certify that:



For PANTHEON ASSOCIATES LLP

Designated Partner

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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 31.08.2023
1.	Total amount collected from allottees	26,16,89,970/-	44,85,36,552/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	18,31,82,979 /-	31,39,75,586/-
4.	Total amount deposited in the Designated Bank Account	18,39,65,100/-	31,39,76,831 /-
5.	% of Amount deposited in Designated Bank Account $\frac{(4)}{(1)} \times 100$	70.30%	70.00%
6.	Shortfall/Excess deposit (3-4)	Excess Deposit - 782121/-	Excess Deposit-1245/-

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 – Nil

B. Withdrawals

		For this Fiscal Year	Total for this project till date 31.08.2023
1.	Opening Balance of Designated Bank Account	22,24,394/-	0
2.	Total Deposits	18,13,65,100 /-	31,39,76,831.50/-
3.	Total amount withdrawn	18,35,40,118/-	31,16,50,365.23/-
4.	Closing Balance	49,376/-	23,26,466.27 /-

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)

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

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

For PANTHEON ASSOCIATES LLP

Designated Partner



C. Utilisation

I/We certify that, **M/s Pantheon Associates** has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act.

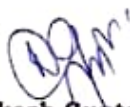
If No, please provide the below details:-

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 3 rd April 2023.
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 3 rd April.

Yours Faithfully,



For Rinkesh Gupta and Associates
Chartered Accountants

Firm Reg No.:- 123016W

Rinkesh Gupta (Partner)

M No.:- 079971

Date:- 30.09.2023

UDIN:- 23079971BGQQUF8424



Agreed and Accepted by:

For PANTHEON ASSOCIATES LLP



Designated Partner

Signature of Promoter

Name: M/s Pantheon Associates

Date:-