



Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

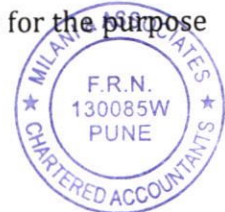
Date: 08/02/2023

To,

M/s Manav Ventures,
401-405, The Cru Mall Office,
Gangadham Road, Bibwewadi,
Pune-411037, Maharashtra

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s Manav Ventures for the period from 01.04.2021 to 31.03.2022 with respect to Maha RERA Registration Number P52100027788.

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



3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of M/s Manav Ventures for the period ended 31st March, 2022 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	1,17,19,925/-	1,17,19,925/-
2.	% Of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	82,03,948/-	82,03,948/-
4.	Total amount deposited in the Designated Bank Account	82,03,948/-	82,03,948/-
5.	% of Amount deposited in Designated Bank Account [(4)/ (1) *100]	70.00%	70.00%
6.	Shortfall/(Excess) deposit (3-4)	0	0

Amount collected/deposited at Sr. No. 1 & 4, includes 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 / No)-**Yes**

If No, Please mention the amount not deposited.



B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	0	0
2.	Total Deposits	82,03,948/-	82,03,948/-
3.	Total amount withdrawn	82,03,948/-	82,03,948/-
4.	Closing Balance	0	0

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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 / No)-**Yes**

If No, Please provide the below details:-

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1	---	-----

C. Utilisation

I certify that, M/s Manav Ventures 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
1	-----	-----



D. Any Qualifications / Observations of CA

1.	Amounts received in the 100% Collection account has been reported as amount collected from allottees
2.	Amounts transferred to 70% Account i.e. Designated / separate account from the 100% Collection account has been reported as amount deposited in the Designated Bank Account.

For Milani & Associates
Chartered Accountants



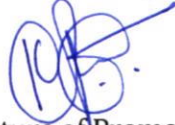

CA Nicky H. Milani
Proprietor

M. No. 132864

Date: 08/02/2023

UDIN: 23132864BGWMRA4415

Agreed and Accepted by:



Signature of Promoter



Name: M/s Manav Ventures

Date: 08/02/2023

Annexure A

M/S. Manav Ventures

Project: Pragati Serene

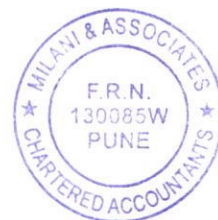
Notes to Form 5:

1. In clause 3 above, the word 'prescribed registers' is used which is not been defined in the Act, Rules and Regulations thereto. On this background, we have verified the documents, registers, bank accounts and other evidences on sample check basis as per the standards of auditing which, as per our opinion, are relevant for reporting under the Act. The procedures selected to obtain audit evidence depends on ones' judgement with respect to the risk of material misstatement in the accounts. We have verified the documents, registers and bank accounts verified relating to the real estate project titled Pragati Serene only.
2. Management of the promoter enterprise, has represented that all the amounts collected from the allottees of the Real Estate Project towards the cost of the units, agreement value and Infrastructure charges (if any) are deposited only in the following Bank Accounts and our report is based on verification of these Bank Accounts only:

Sr. No.	Name of the Bank	Bank Account Number
1	IndusInd Bank	259970972100

3. For the net amounts collected during the year, reliance is placed on the audited books of accounts and bank statements for the periods:

Sr. No.	Particulars	Amount (Rs.)
A	Amounts collected during FY 2021-22	1,17,19,925/-



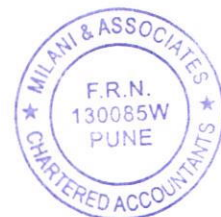
4. The Management has represented to us that majority total collections as mentioned in Clause 3A are exclusive of stamp duty and registration charges from allottees of the real estate project under consideration. Further the Management has represented to us that some of the collections in reported in Clause 3A under Deposit head are inclusive of GST collected received from customers / allottees.
5. For the amounts withdrawn during the year reliance is placed on the Form 3 of the Project as certified by the chartered accountant and the bank statement for the period:

Sr. No.	Particulars	Amount (Rs.)
A	Amounts withdrawn during FY 2021-22	82,03,948/-

6. In clause 3B of the Form 5, the amounts stated as "withdrawn during the year", and the portion of the amounts withdrawn post RERA registration, in "Amounts withdrawn till date" pertains to the withdrawals made by the Promoter, from RERA designated bank account only. Details of bank account designated with RERA for the above-mentioned Real Estate project is:

Sr. No.	Name of the Bank	Account No.
A	IndusInd Bank	259970927010

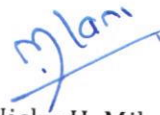
7. As per 3C of Form 5 above, it has been stated that the Promoter enterprise, has utilized the amounts collected from Pragati Serene only, for the project and withdrawal from the designated bank account(s) of the said project, has been in accordance with the proportion of the percentage of completion of the project therein. Further, in order to verify whether withdrawals are made from time to time from the designated bank account is in proportion of the percentage of completion of the project, we have placed our reliance on the certificate issued by the Chartered Accountant from time to time, certifying the eligible withdrawal from designated bank account.



8. The amount collected from allottees for the period from 1st April, 2021 to 31st March, 2022 has been calculated on the basis of amount collected as per the books of accounts and bank statements.

For Milani & Associates
Chartered Accountants




CA Nicky H. Milani
Proprietor

M. No. 132864

Date: 08/02/2023

UDIN: 23132864BGWMRA4415

Date: 08/02/2023

Place: Pune