



Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 29/09/2023

To,
M/s Manav Ventures,
301, L.P. Classics,
Near Axis Bank, Hadapsar,
Pune - 411028, Maharashtra

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s Manav Ventures for the period from 01-04-2022 to 31-03-2023 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, 2023 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	20,40,76,872/-	21,57,96,797/-
2.	% Of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	14,28,53,810/-	15,10,57,758/-
4.	Total amount deposited in the Designated Bank Account	14,09,59,989/-	14,91,63,937/-
5.	% of Amount deposited in Designated Bank Account $[(4)/(1) * 100]$	69.07%	69.93%
6.	Shortfall/(Excess) deposit (3-4)	18,93,821/-	18,93,821/-

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) - **No**

If No, Please mention the amount not deposited.

There is a shortfall of **Rs. 18,93,821/-** (i.e., 70% of 27,05,459/-) due to collection of amount on 31st March, 2023. The same has been deposited on 3rd April, 2023 i.e., in the next Fiscal Year



B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	0	0
2.	Total Deposits	14,09,59,989/-	14,91,63,937/-
3.	Total amount withdrawn	13,61,89,989/-	14,43,93,936/-
4.	Closing Balance	47,70,000/-	47,70,000/-

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 Gattani & Co.
Chartered Accountants



MAHESH

CA Mahesh O. Gattani
Partner

M. No. 142946

Date: 09/11/2023

UDIN: 23142946BGSQCZ6990

Agreed and Accepted by:

[Signature]

Signature of Promoter



Name: M/s Manav Ventures

Date: 29/09/2023