

**Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 6th November, 2023

To,
M/s Rama Spaces.
10th Floor, Rama Equator,
Near City International School, Morwadi,
Pimpri, Pune - 411018

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s Rama Spaces** for the period 1st April 2022 to 31st March 2023 with respect to Project "Krystal One Phase I" RERA Registration Number P52100030567.

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. We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in our *opinion* are necessary for the purpose of this certificate.
3. We hereby confirm that, we have examined the prescribed registers, books and documents, and the relevant records of **M/s Rama Spaces** for the period ended 31st March, 2023 and hereby certify that:

A. Deposits:

		For this Fiscal Year	Total for this project till Date (31.10.2023)
1.	Total amount collected from allottees	32,38,76,176	66,48,00,087
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	22,67,13,323	46,53,60,061
4.	Total amount deposited in the Designated Bank Account	23,27,84,871	46,61,20,632
5.	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	71.87%	70.11%
6.	(Shortfall)/Excess deposit (3-4)	60,71,548	7,60,571

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.



B. Withdrawals

		For this Fiscal year	Total for this project till date (31.10.2023)
1.	Opening Balance of Designated Bank Account*	44,02,842	NIL
2	Total Deposits*	23,28,62,582	46,62,13,447
3.	Total amount withdrawn	22,18,18,311	42,71,22,351
4.	Closing Balance*	1,54,47,113	3,90,91,096

* Balance of Designated Bank Account includes Bank deposits made out of RERA designated bank account.

** Total Deposits includes interest on deposits made out of RERA designated bank account.

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:-~~

S.No.	Date of withdrawal	Amount of excess Withdrawals
1		

C. Utilisation

We certify that, **M/s Rama Spaces** 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 utilized for project cost
1		

D. Any Qualifications / Observations of CA

1	
2	
3	
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Cert No: GE 233
Date: November 06, 2023
Place: Pune
UDIN: 23230027BGXYQV9309



For L.B.Laddha & Co.
Chartered Accountants
(FRN: 105500W)

Swati Bharadia
(Partner)
MRN:230027

Agreed and Accepted by:

Signature of Promoter

Name: **Moti Panjabi**

Date: **20/11/2023**