



DPNS & Co.
Chartered Accountants

FORM 5 (see Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT CERTIFICATE
(WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

Date: Wednesday, October 6, 2022

To,

M/s. Yashcon shelter LLP

Plot No.5,S.No.63/2,Garriage No.1,

Pune Satra Road,Parvati,

Pune - 411009

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/S YASHCON SHELTER LLP (PAN: AACFY6891P) for the period from 01/04/2021 to 31/03/2022 with respect (Project Name : - HORIZON HIGHGROVES) MahaRERA Registration Number P52100030909.

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 the necessary information and explanation from the Company, 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. Yashcon shelter LLP for the period ended 31/03/2021 and hereby state that:

A. Deposits:

Sr. No.	Particulars	For this fiscal Year (2021-2022)	Total for this project till date
1	Total amount collected from allottees	1,80,47,619	1,80,47,619
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	1,26,33,333	1,26,33,333
4	Total Amount deposited in the Designated Bank Account	1,80,47,619	1,80,47,619
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6	Shortfall / (Excess) deposit (3 - 4)	-54,14,286	-54,14,286

Level 3, Narpatgiri Corner, Narpatgiri Chowk, 430, Mangalwar Peth, Pune – 411011

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(Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect charges)

Has the required portion of money collected from allottees of the project units, as specified in the act, deposited in the designated RERA bank account? (YES /NO)

If No, Please mention the amount not deposited Not Applicable.

B. Withdrawals

Sr. No.	Name of Bank : State Bank of India (India). Branch: DECCAN GYMKHANA Account No.: 40384472365	For this fiscal Year (2021-2022)	Total for this project till date
1	Opening Balance of Bank Account	-	-
2	Total Deposits (Collection inclusive of GST, etc)	1,82,73,000	1,82,73,000
3	Total Amount Withdrawn	1,82,73,000	1,82,73,000
4	Closing Balance	0.00	0.00

As specified in the Act, all the amount withdrawn during the year from RERA Bank account were within the withdrawal limit as certified under relevant Form 1, Form 2 and Form 3 issued during the reporting period? (YES /NO)

If No, Please provide the below details:-

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawal
1.		

C. Utilization

We certify that, M/s. Yashcon shelter LLP has utilized the amount withdrawn from designated bank account towards project cost only as specified in the act.

If No, Please provide the below details :

Sr. No.	Date	Amount not utilized for the project
1.		

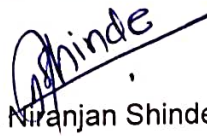


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D. Any Qualification / Observation of CA

	As per limited review of books of accounts we are of the opinion that funds are utilized for the concerned project, but surety regarding usage of funds only towards construction of project cannot be ascertained based on the limited review of the books of accounts. Further, it is to be noted that the certificate is issued without any risk or responsibility on our part in any respect whatsoever, particularly as a guarantor or otherwise.
	This certificate has been issued on the basis of limited review of books of accounts produced before us (Tally Data) and information & explanations given to us.
	This certificate has been issued at the specific request of the said firm and as per the statutory requirement of third proviso to sub section 2 of Section 4 clause (l) of Real Estate (Regulation and Development) Act, 2016 read with Regulation 4 (a) of the Maharashtra Real Estate Regulatory Authority (General) Regulation, 2017 requiring for submission to Maharera authorities and is not to be used for any other purpose or to be distributed to any other parties. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior written consent.
	It is not possible for us to certify whether the amount received on a daily basis from the flat holders has been utilized for the project. Hence the method followed is the total amount of money received from flat holders and total amount expenses per financial.

Yours Faithfully,
For DPNS AND COMPANY
Chartered Accountants


CA Niranjan Shinde
Partner
M. No.:
FRN.: 153673W
UDIN: 22191124AYMHSD8087



Agreed and Accepted by :

Signature of Promoter 
Name : PUNIT OSWAL
Date : 06/10/2022

