



K V M D S & ASSOCIATES

CHARTERED ACCOUNTANTS

B-101 'Sneh Ganga', B Wing, Shankar Sheth Rd., Near Vega Centre, Swargate, Pune 411037.
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Branch Office 2 : Shop No. 10, , Subhdra Mall, Near Pencil Chowk, Bigwan Road, M.I.D.C., Baramati 413 133

Annexure F Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Prasanna Developers,
Level 8, Solitaire World, Mumbai Pune Highway,
Baner, Pune- 411045.

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by Prasanna Developers for the period from 01-04-2022 to 31-03-2023 with respect to MahaRERA Number P52100028378.

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 explanations 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 Prasanna Developers for the period ended 31-03-2023 and hereby certify that:

A. Deposits:

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Total amount collected from allottees	22,43,76,537	69,40,52,348
2	% Amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	15,70,63,576	48,58,36,644
4	Total amount deposited in the Designated Bank Account	15,53,26,627	49,14,42,408
5	% of Amount deposited in Designated Bank Account [(4)/(1) *100]	69.23%	70.81%
6	Shortfall /Excess deposit (3-4)	17,36,949	-56,05,765



Amount collected/deposited at Sr. No. 1 & 2, does not include any 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, the amount of 70% required to be deposited in RERA account is not deposited and there is shortfall in deposit by Rs. 17,36,949/- in the mentioned account.

B. Withdraw

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Opening Balance of Designated Bank Account	6,32,89,080	0.00
2	Total Deposits	15,53,26,627	49,14,42,408
3	Total Amount Withdrawn	20,50,00,001	47,78,26,703
4	Closing Balance	1,36,15,705	1,36,15,705

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.

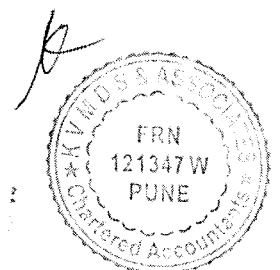
If no, please provide the below details: -

SR.NO	Date of withdrawal	Amount of Excess Withdrawals
1		NIL

C. Utilization

We Certify that the Prasanna Developers 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.

SR.NO	Date	Amount Not Utilized for Project Cost
1		NIL



D. Any Qualifications / Observations of CA

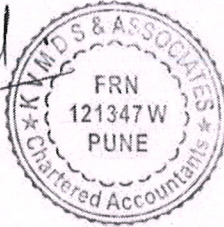
SR.NO	Particulars
1.	There is a short deposit of Rs. 17,36,949/- during the year. However, there is an excess of Rs. 56,05,764/- in Till date deposit. The total amount deposited in the Designated RERA Bank Account for the project till date is Rs. 49,14,42,408/-, which is at least 70% of the total amount collected from allottees.
2.	As evidences obtained and per explanation received from management, as on 31st March 2023 the collection account (100%) has closing balace of Rs. 39,60,921/-, further an amount of Rs. 27,72,644/- which constitutes 70% of the closing balance in collection account has been deposited in designated account before the signing of RERA audit. After considering the same the effective excess deposit in designated bank account will be Rs. 10,35,695/-.

Yours faithfully,

Agreed and accepted by:

For
K V M D S & ASSOCIATES
Chartered Accountant
FRN 0121347W

CA Khushal Sheth
Partner
Membership No: 145312
UDIN: 23145312BGTHIP7245
Date: 19/09/2023
Place: Pune



Signature of Promoter

Name:

Date:

Place: Pune

