

FORM 5
[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

To,
Divine Ventures & Lanke Birje Associates
Ashish Plaza, Plot No. 1 SDC Sec 27
Pradhikaran
Nigdi
Pune - 411044

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by
Divine Ventures & Lanke Birje Associates for the period from 1st April, 2021 to 31st Mar, 2022
respect to MahaRERA Regn Number -

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/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Divine Ventures & Lanke Birje Associates for the period ended 31st Mar, 2022 and hereby certify that:

A. Deposits :

		For this Fiscal Year	Total for this Project till date
1	Total amount collected from allottees	7,18,95,354	8,51,46,464
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	5,03,26,748	5,96,02,525
4	Total amount deposited in the Designated Bank Account	5,70,99,660	6,66,91,171
5	% of the amount deposited in Designated Bank Account $[(4)/(1)*100]$	79%	78%
6	Shortfall/ (Excess) deposit (3-4)	-67,72,912	-70,88,646

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 / 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	42,75,348	-
2	Total Deposits	5,70,99,660	6,66,91,171
3	Total Amount Withdrawal	5,26,87,048	5,80,03,211
4	Closing Balance	86,87,960	86,87,960

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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/N

YES

If No. Please mention the amount not deposited.

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

C. Utilisation :

I/We certify that, the Divine Ventures & Lanke Birje Associates has utilized the amounts withdrawn from designated bank account towards project cost only. as specified in the act.

If No. Please mention the amount not deposited.

Sr.No.	Date	Amount of Excess Withdrawals
1	-	

D. Any Qualifications/Observations of CA :

1	Amount Collected as shown in this certificate is towards agreement value of respective flats (i.e., Net of amount received towards taxes, legal charges, stamp duty and consideration towards additional work if any)		
2	Promoter has used below bank accounts as RERA designated accounts		
	Bank	Branch	A/c No
	Oriental Bank of Commerce	Pimpri	02181131000744
3	State Bank of India	Pune	40189257419
4	Amount received from unsecured loan in RERA Designated accounts and its corresponding withdrawal from RERA designated account have not been considered in Deposit/Collection and withdrawal. Only amount received from Customers have been shown above		

Agreed and Accepted by:

(Signature of Promoter)

Name : Divine Ventures & Lanke Birje Associates

Date : 13/12/2022



(Signature and Stamp/Seal of the Signatory)

Name of the Signatory : CA Javedkhan Saudagar

Membership No.- 139006

Full Address : Ofc No 2, Mahalaxmi Heights

Mumbai Pune Road, Pimpri, Pune -411018

Certificate No. 176

UDIN : 22139006BFITBB8125

