

C&L | CHANDORKAR & LIMAYE

Chartered Accountants

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FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 30 September 2022

To,
M/s Ravima Ventures,
Project: Newton Homes, A Building,
Hadapsar, Pune,
Pune - 411028.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s Ravima Ventures (Project: Newton Homes, A Building) for the period from 01-04-2021 to 31-03-2022 with respect to MahaRERA Regn Number_ P52100016522.

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/our opinion are necessary for the purpose of this certificate.

3. I hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of M/s Ravima Ventures for the period ended 31-3-2022 and hereby certify that:

A. Deposits:

		For this Fiscal year Rs.	Total for this project till date Rs.
1	Total amount collected from allottees	4,60,67,312/-	14,28,83,587/-
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (12)	3,22,47,118/-	10,00,18,510/-
4	Total amount deposited in the Designated Bank Account	3,22,47,118/-	10,00,18,510/-
5	% of Amount deposited in Designated Bank Account [(4)/(1) 100]	70%	70%
6	Shortfall/(Excess deposit) (3-4)	-	-

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 Rs.	Total for this project till date Rs.
1	Opening Balance of Designated Bank Account	5,95,498/-	-
2	Total Deposits	3,22,47,118/-	10,00,18,510/-
3	Total amount withdrawn	3,21,62,847/-	9,93,38,741/-
4	Closing Balance	6,79,769/-	6,79,769/-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1.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	Not Applicable	NIL

C. Utilisation

I certify that, M/s Ravima 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	Not Applicable	NIL

D. Any Qualifications/Observations of CA

1	The amount reported in Table A Deposits – Total amount collected from allottees is including TDS deducted by buyer.
2	Total amount collected from allottees means amount collected from flat holders i.e. 100% amount received from flat holders before splitting in 70:30 ratio
3	Total amount withdrawn till date is cumulative amount withdrawn from registration of the project till 31-03-2022
4	Developer has 2 separate registration for the one project and collection bank account is separate for each registration, whereas RERA designated account is one for both the registrations and hence closing bank balance mentioned in this form is proportionate of both the registrations. Total closing balance of the bank as on 31.03.2022 is Rs. 18,37,772/-.

Garshan
Agreed and Accepted by:



Yours Faithfully,

For Chandorkar & Limaye
Chartered Accountants
FRN No. 101669W

Prasanna C Kenjale
CA Prasanna C Kenjale, Partner
M. No. 149217
UDIN: - 23149217BGRPDP5972