

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 Synergy 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 Synergy Spaces** for the period 1st April 2022 to 31st March 2023 with respect to Project "**Celestial City Phase II Building A,E,H**" RERA Registration Number **P52100022487**.

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 Synergy Spaces** for the period ended 31st March, 2023 and hereby certify that:

A. Deposits:

		For this Fiscal Year	Total for this project till Date (20.10.2023)
1.	Total amount collected from allottees	10,69,77,565	75,42,16,736
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	7,48,84,296	52,79,51,715
4.	Total amount deposited in the Designated Bank Account	7,49,34,733	52,96,58,413
5.	% of Amount deposited in Designated BankAccount $[(4)/(1)*100]$	70.05%	70.23%
6.	(Shortfall)/Excess deposit (4-3)	50,438	17,06,698

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 (20.10.2023)
1.	Opening Balance of Designated Bank Account *	6,21,40,063	NIL
2	Total Deposits **	7,53,84,076	53,11,63,165
3.	Total amount withdrawn	13,62,75,304	53,06,62,965
4.	Closing Balance of Designated Bank Account	12,48,835	5,00,200

* Opening 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 Synergy 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	
4	

Cert No: GE 227
Date: November 06, 2023
Place: Pune
UDIN: 23230027BGXYQN6254

Agreed and Accepted by:

Signature of Promoter

Name:

Date:



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

Swati Bharadia
(Partner)
MRN:230027