

Dhawan & Co.

Chartered Accountants

B-404, Bajrang Building, Maruti Nagar Complex, Shiv Vallabh Road, Dahisar (E), Mumbai – 400 068.

Tel : 8652494370.

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FORM – 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT CERTIFICATE

To,
EV Homes Constructions Pvt Ltd
A-212, Vardhman Chambers,
Plot No 84, Sector 17,
Vashi, Navi Mumbai – 400 703.

Sub: Report on the Statement of Accounts on Project fund deposit, utilisation and withdrawal by EV Homes Constructions Pvt. Ltd. for the period from 1st April, 2022 to 31st March, 2023 with respect to MahaRERA Regn. No. P51700028722.

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 Disclosure on Website) Rules, 2017.
2. We have obtained all necessary information and explanation from the **EV Homes Constructions Pvt. Ltd.**, 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 the **EV Homes Constructions Pvt. Ltd.** for the year ended on 31st March, 2023 and hereby certify that:-

Deposits

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	47,71,40,514	52,44,94,395
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1 * 2)	33,39,98,360	36,71,46,077



4.	Total amount deposited in the Designated Bank Account	47,71,40,514	52,44,94,395
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100.00%	100.00%
6.	Shortfall / (Excess) deposit (3-4)	(14,31,42,154)	(15,73,48,318)

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).

If No. Please mention the amount not deposited.

Sr. No.	Allottee Name	Date of receipt	Amount not deposited

B. Withdrawals

Sr. No.	Particulars	For this Fiscal	Total for this project till date
1.	Opening Balance of Designated Bank Account	---	--
2.	Total Deposits	47,71,40,514	52,44,94,395
3.	Total Amount Withdrawn	38,31,93,761	43,05,47,642
4.	Closing Balance	9,39,46,753	9,39,46,753

- 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)

If No, Please provide the below details:-

	Date of withdrawal	Amount of Excess Withdrawals
1.		
2.		

C. Utilisation

We certify that, the **EV Homes Constructions Pvt. Ltd.** has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act.



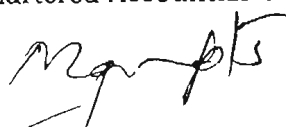
If No, please provide the below details:-

Sr. No.	Date	Amount not Utilised for the Project
1.		
2.		

D. **Any Qualifications / Observations of CA :-**

Sr. No.	Qualifications / Observations																								
1.	The Company has changed its RERA Account from IDBI bank Ltd. to State Bank of India, Sanpada Branch to State Bank of India, Nerul Branch during the period. We have considered the amount in three of the accounts.																								
2.	The Company has availed financial assistance from DMI Finance Limited to the extent of Rs. 120.00 Crs. for its project 10 Marina Bay, Vashi.																								
3.	The Company has mortgaged development rights in the project 10 Marina Bay in favour of its lender, i.e. DMI Finance Limited.																								
4.	The Company has withdrawn money from RERA Account to meet the project expenses except an amount of Rs. 12,11,10,276/- towards expenses other than project expenses as detailed below :-																								
<table><tr><th>Particulars</th><th>:</th><th>Amount (in Rs.)</th></tr><tr><td>Business Promotion Expenses</td><td>:</td><td>6,08,30,750/-</td></tr><tr><td>Advertisement Expenses</td><td>:</td><td>3,61,29,179/-</td></tr><tr><td>Brokerage & Commission</td><td>:</td><td>1,45,72,608/-</td></tr><tr><td>Donation</td><td>:</td><td>19,55,000/-</td></tr><tr><td>Exhibition Expenses</td><td>:</td><td>25,77,000/-</td></tr><tr><td>Advertisement GST Expenses</td><td>:</td><td>50,45,739/-</td></tr><tr><td>Total</td><td>:</td><td>12,11,10,276/-</td></tr></table>		Particulars	:	Amount (in Rs.)	Business Promotion Expenses	:	6,08,30,750/-	Advertisement Expenses	:	3,61,29,179/-	Brokerage & Commission	:	1,45,72,608/-	Donation	:	19,55,000/-	Exhibition Expenses	:	25,77,000/-	Advertisement GST Expenses	:	50,45,739/-	Total	:	12,11,10,276/-
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Total	:	12,11,10,276/-																							

Yours' faithfully,
for **Dhawan & Co.**
Chartered Accountants


CA Mahesh Chandra Gupta
M.No. 070834/ FRN No. 002864N.



UDIN No. : 24070834BKCZBY6185
Place : Mumbai.
Dated: 12th January, 2024.

Agreed and Accepted by
for **M/s. EV Homes Constructions Pvt. Ltd.**



Vicky Thomas

Director.

Place : Navi Mumbai

Dated: 12th January, 2024.

