



# PRAKASH SUNEJA & ASSOCIATES

## Chartered Accountants

### ANNEXURE F

#### FORM 5 [See Regulation 4]

### ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT CERTIFICATE

To

PIONEER DEVELOPERS  
OFFICE NO 6, NORTHLAND,  
INDRAYANI NAGAR, BHOSARI,  
PUNE 411039,

(Project Name & Maha Rera Reg No. : Govindbaug- Rera No : P52100001469 Plot no : at No.172 at Pimpri Chinchawad (M Corp.)

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by PIONEER DEVELOPERS for the period from 01/04/2021 to 31/03/2022 with respect to MAHA RERA REGN. Number P52100001469

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 Company, 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 have examined the prescribed registers, books and documents, and the relevant record of M/S PIONEER DEVELOPERS (Govindbaug) for the period ended 31/03/2022 and hereby certify that:



Head Office FLAT NO 303+304 WESTERN COURT BEHIND G K PETROL PUMP OPP E SQUARE THEATER SHIVAJI NGR PUNE MH 411016 IN.  
Branch: OFF NO 1 2ND FLOOR NORTHLAND COMPLEX SECTOR 1 BEHIND BANK OF MAHARASHTRA INDRAYANI NGR BHOSARI PUNE MH 411026 IN.  
Email: info@caprakash.in, prakashsuneja@gmail.com Tel: +91 20 25660055 | (M) + 91 8669081989, +91 9822030095

#### A. DEPOSITS:

| S no | Particulars                                                   | Total for this Project Till Date | For the Fiscal Year 21-22 |
|------|---------------------------------------------------------------|----------------------------------|---------------------------|
| 1    | Total amount collected from allottees                         | 232695205.59                     | 74529076.64               |
| 2    | 70 % [amount to be deposited as per act                       | 0.70                             | 0.70                      |
| 3    | Amount to be deposited as per act (1 * 2)                     | 162886643.91                     | 52170353.65               |
| 4    | Total amount deposited in the Designated Bank Account         | 226086099.08                     | 73009513.00               |
| 5    | % of Amount deposited in Designated Bank Account (4)/(1)*100] | 100.00                           | 97.96                     |
| 6    | Shortfall/Excess deposit (3-4)                                | -63199455.17                     | -20839159.35              |

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 RERA Designated RERA Bank Account? (Yes / No)

If No. Please mention the amount not deposited

#### B. Withdrawals

| S no | Particulars                                | Total for this Project Till Date | For the Fiscal Year 21-22 |
|------|--------------------------------------------|----------------------------------|---------------------------|
| 1    | Opening Balance of Designated Rank Account | 18930816.21                      | 13715718.37               |
| 2    | Total Deposits                             | 226086099.08                     | 73009513.00               |
| 3    | Total amount withdrawn                     | 222027175.51                     | 82666307.80               |
| 4    | Closing Balance                            | 22989739.78                      | 4058923.57                |

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were with-in 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:-

| S no | Date of Withdrawal | Amount of Excess Withdrawals |
|------|--------------------|------------------------------|
|      |                    |                              |

C. Utilisation

I/We certify that, the (Name) 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 |
|------|------|--------------------------------------|
|      |      |                                      |

D. Any Qualifications / Observations of CA

|   |  |
|---|--|
| 1 |  |
| 2 |  |

Yours Faithfully

For PRAKASH SUNEJA & ASSOCIATES.

Chartered Accountants

FRN No.138643W

PRAKASH K SUNEJA

M No 155324

Proprietor

Place: Pune

16 December 2022

UDIN 22155324BFPHSF1936



Agreed and Accepted by

Signature of Promoter

Name

Date 16/12/2022

Ashish Sopansao Londge

Mathesh M. Shinde

