

FORM 5

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE**

To,
The Partners,
La Casa Shelters LLP,
OFF NO. 4, ANAND COLONY,
PL NO 50/1 CTS NO., 111/1, ERANDWANE
Pune - 411004

Subject: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by LA CASA LLP, ('the LLP') for the period April 01, 2022 to March 31, 2023 with respect to MahaRERA project "Richmond Park" vide Registration Number P52100001358

La Casa Shelters LLP (hereinafter referred to as 'The Promoter') is engaged in the construction of the project Richmond Park (hereinafter referred to as 'The Project')

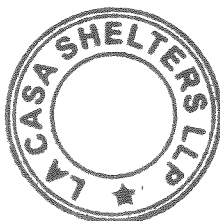
1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
2. This report in Form 5 is issued in accordance with the Regulation 4 of Real Estate (Regulation and Development) Act, 2016 ("RERA"). This report is issued by us in the capacity of the statutory auditors of the entity.

3. Management's responsibility:

The preparation of the Statement of Accounts is the responsibility of the Management including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the statement and applying an appropriate basis of preparation and making estimates that are reasonable in the circumstances.

4. Auditors' Responsibility:

It is our responsibility to issue our report on the statement, based on our examination of the matters in the statement with reference to the books of accounts and other relevant records.



Subject to qualifications or observations mentioned in Para D below, we report as follows:

5. We have obtained all necessary information and explanation from the Company, during the course of performing procedures in connection with the certificate, which in our opinion are necessary for the purpose of this certificate.
6. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of the Company for the period ended **March 31, 2023** and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this fiscal year	Total for this project till date
1	Total amount collected from allottees	11,48,30,487	1,09,30,40,174
2	% of amount to be deposited as per Act (Refer Note)	70.00%	70.00% / 100%
3	Amount to be deposited as per Act (1*2)	8,03,81,341	80,39,10,807
4	Total amount deposited in the designated bank account	8,03,81,412	81,79,15,547
5	% of amount deposited in the designated bank account (4/1*100)	70.00%	74.85%
6	(Shortfall)/ Excess deposit (4-3)	71	1,40,04,740

Notes:

- a. Amount collected / deposited in Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.
- b. Yes, the required proportion of money collected from allottees of the project units, as specified in the Act, is deposited in the Designated RERA Bank Account.
- c. The percentage of the amount to be deposited as per the Act for the project in totality till date has been different in different fiscal years. Therefore, it includes 100% as well as 70%.

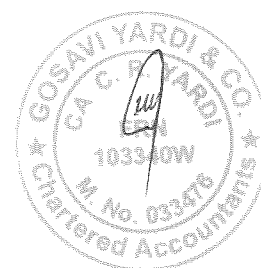
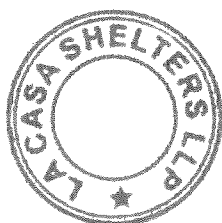
B. Withdrawals:

Sr. No.	Particulars	For this fiscal year	Total for this project till date
1	Opening balance of designated bank account	15,69,847	-
2	Total deposits	8,03,81,412	81,79,15,547
3	Total amount withdrawn	7,49,74,000	81,09,38,288
4	Closing balance	69,77,259	69,77,259

- (a) 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, subject to comments in Part D below.

C. Utilization:

We certify that, the Company has utilized the amounts withdrawn from the designated bank account towards project cost only, as specified in the Act subject to comments in Part D below.



D. Any Qualifications / Observations of CA

1.	For the purpose of this certification, we have relied upon the books of account and other relevant records. However, the preparation of necessary reconciliations in this matter is in progress.
2.	For certifying Para B(a), we have relied on the following: Form 1 with issue date April 7, 2022 which was issued subsequent to the closure of the reporting date, we have considered the same. Form 2 dt. March 31, 2022 Form 3 dt. June 30, 2022
3.	Receipts in the nature of 1% TDS u/s 194IA of the Income Tax Act, 1961 are not considered as actual receipts required to be deposited in the account while calculating the amount received from allottees against Unit Agreement Value (exclusive of pass through collections such as stamp duty, taxes, GST, etc.) presented in Para A.
4.	Receipts from allottees, irrespective of the registration of the agreement are considered in calculation of the amount received from allottees against Unit Agreement Value (exclusive of pass through collections such as stamp duty, taxes, GST, etc.) presented in Para A.
5.	As informed to us, the firm has consistently followed the practice of transferring the funds from designated RERA account to the concerned entity's Current account/ 30% RERA A/c and then these amounts are generally utilized for payment of Creditors, Expenses, etc.

For,

Gosavi Yardi & Co
Chartered Accountants
FRN: 103340W



CA. C. R. Yardi
Partner
MNO: 033476
UDIN: 23033476BGUSIN1472
Place - Pune
Date - 16.10.2023



Agreed and Accepted by,



Signature of Promoter

