

**FORM 5**

(See Regulation 4)

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE**Date: 16th September, 2023

To,

The Partners**M/s DEM Buildwell**

Kandivali.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s DEM Buildwell** from **April 01, 2022 to March 31, 2023** with respect to the **Project DEM Pheonix** having MahaRERA registration number **P51800048376**.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 real 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 DEM Buildwell** for the period ended **March 31, 2023** and hereby certify that:

A. Deposits

Sr. No.	Particular	For this Fiscal Year	Total for this project till date
1	Total amount collected from allottees	Rs. 0	Rs. 0
2	% of amount to be deposited as per Act	100%	100%
3	Amount to be deposited as per Act (1*2)	Rs. 0	Rs. 0
4	Total amount deposited in the Designated Bank Account	Rs. 0	Rs. 0
5	% of the amount deposited in Designated Bank account [(4)/(1)*100]	100%	100%
6	Shortfall/Excess deposit (3-4)	Rs. 0	Rs. 0

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 projects units, as specified in the Act, deposited in the Designated RERA bank account? **Not Applicable as No Amount collected from allottees till 31/03/2023.**

If No, please mention the amount not deposited: **N.A.**



B. Withdrawals

Sr. No.	Particular	For this Fiscal Year	Total for this project till date
1	Opening balance of designated bank account	Rs. 0	Rs. 0
2	Total deposits	Rs. 0	Rs. 0
3	Total amount withdrawn	Rs. 0	Rs. 0
4	Closing Balance	Rs. 0	Rs. 0

As specified in the Act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as certified in relevant Form 1, Form 2 & Form 3 issued during the reporting period? **Not Applicable as no amount collected from Allottees.**

If No, Please provide the below details:- **N.A.**

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawal
N. A.		

C. Utilization

Has utilized the amounts withdrawn from designated bank accounts towards project cost only, as specified the act?: **Not Applicable as no amount withdrawn from Designated Bank Account**

If No, Please provide the below details:- **N.A.**

Sr. No.	Date of Withdrawal	Amount not utilized for Project Cost
1.		

D. Any qualifications/Observations of CA

1.	
2.	

Yours Faithfully,

For M/s Amit Kothari and Associates LLP
Chartered Accountants

Ankita Gala
Partner

M. No.: 149050

UDIN: 23149050BGWHQZ6658



Agreed and Accepted by:
For M/s DEM Buildwell

Signature of Promoter
Partner

Name:

Date: 16/09/2023

