



FORM 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 07.04.2023

To
Buildwell Developers
(Proprietor: Pawankumar Bachhraj Chandan)
Office No. 9, 4th Floor, Alankar Theater Building,
245/247 S.V.P. Road, Khetwadi, Mumbai 400 004.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Buildwell Developers (Proprietor: Pawankumar Bachhraj Chandan) for the period from 01st April 2018 to 31st March 2019 with respect to MahaRERA Regn Number P51900003343

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/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

3 I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Buildwell Developers (Proprietor: Pawankumar Bachhraj Chandan) for the period ended 31st March 2019 and hereby certify that:

A Deposits

		For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	298,500	15,998,500
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 *2)	208,950	11,198,950
4	Total amount deposited in the Designated Bank Account	100,000	100,000
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	33.50%	0.63%
6	Shortfall/Excess deposit (3-4)	108,950	11,098,950

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?
If No. Please mention the amount not deposited

No

108,950



B Withdrawals

		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	9,852	-
2	Total Deposits	100,000	110,000
3	Total amount withdrawn	117,058	117,206
4	Closing Balance	(7,206.00)	(7,206.00)

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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:-

Sr. No.	Date of withdrawal	Amount of Excess withdrawals
1		Not Applicable

C Utilisation

I/We certify that, the Buildwell Developers (Proprietor: Pawankumar Bachhraj Chandan) has utilised 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 Project Cost
1		Not Applicable

D Any Qualifications / Observations of CA

1	Amount received during F.Y. 2018-19 in other then RERA designated Bank Account are received towards payment of Taxes.
2	Project was regiered as an Ongoing project at the time of commencement of the Real Estate (Regulation and Development) Act, 2016. Shortfall in the amount which was supposed to be routed through RERA designate bank account is majorly on account of the reason that before commencement of RERA Act, there was no RERA designate bank account as such and all the monies accepted in such bank account are considered as money received in other than RERA designate bank account.

Yours Faithfully,
For BNC And Associates LLP
Chartered Accountants

CA Nimesh K. Chothani
Membership No. 101514
UDIN: 2310514BGXRY8459



Agreed and Accepted by:

For Buildwell Developers

Signature of Promoter

Name: Mr. Pawankumar Chandan (Proprietor of M/s. Buildwell Developers)

Date: 07.04.2023

Signature of Proprietor
Proprietor