

FORM-5 (See Regulation 4)
**ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE**

To,
The Guardian Homes Private Limited,
Office No. 102, Chintamani Pride, Sr. No. 12/7+8,
Kothrud, Pune - 411038

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the Guardian Homes Private Limited Project Cityscapes Phase 1 for the period from 01-04-2022 to 31-03-2023 with respect to MahaRERA Regn. Number P52100003214.

- 1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & 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 register, books and documents, and the relevant records of Guardian Homes Private Limited for the period ended 31-03-2023 and hereby certify that:

A. Deposits

Sr. No.	Particulars	Amount Rs.	
		For this Fiscal Year 2022-2023	Total for this project till date 31-03-2023
1	Total amount collected from Allottees	38,88,61,319	1,63,65,59,039
2	% of amount to be deposited as per the Act	70%	70%
3	Amount to be deposited as per the Act (1*2)	27,22,02,923	1,14,55,91,327
4	Total amount deposited in the Designated Bank Account	27,08,71,617	1,14,42,60,021
5	% of Amount deposited in the Designated Bank Account (4/1*100)	69.7%	69.9%
6	Shortfall / (Excess) Deposit (3-4)	13,31,306	13,31,306

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 the allottees of the project units, as specified in the act, deposited in the designated RERA bank account? **NO**

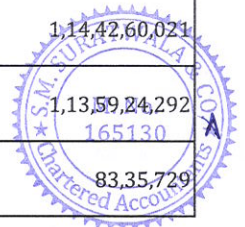
If no please mention the amount not deposited

Rs. 13,31,306

The above shortfall relates to closing balance of the bank account where total amount is collected from the allottees. This shortfall has transferred to the 70% designated bank account issued in the subsequent financial year.

B. Withdrawals

Sr. No.	Particulars	Amount Rs.	
		For this Fiscal Year 2022-2023	Total for this project till date 31-03-2023
1	Opening Balance of Designated Bank Account	23,67,094	-
2	Total Deposits	27,08,71,617	1,14,42,60,021
3	Total Amount withdrawn	26,49,02,982	1,13,59,24,292
4	Closing Balance	83,35,729	83,35,729



As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period? **YES**

If No, Please provide the below details -

NA

Sr. No.	Date of withdrawal	Amount of excess withdrawals

C. Utilisation :

We certify that the Guardian Homes Private Limited has utilized the amount withdrawn from designated bank account towards project cost only, as specified in the act.

If No, Please provide the below details -

NA

Sr. No.	Date	Amount not utilized for the project cost

D. Any qualification / observations by CA :

Sr. No.	Qualification / Observation
1	The Company has not obtained Form 5 for previous financial years and hence, confirmation of transfer, utilisation and withdrawal of cumulative funds for that year under RERA cannot be verified/ certified.
2	The Company, after transferring 70% of sum to designated bank account, again transfers this sum to a common bank account, from which direct and indirect expenses are incurred by the Company for all projects.
3	The shortfall in Table A relates to closing balance of the bank account where total amount is collected from the allottees. This shortfall has transferred to the 70% designated bank account issued in the subsequent financial year.

Yours faithfully,

FOR S. M. SURATWALA & CO.,
CHARTERED ACCOUNTANTS
FRN 110637W

SHRAVAN SURATWALA
PARTNER

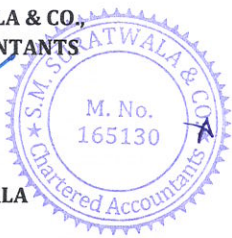
M. No. 165130

Date: 12 March 2024

Place: Pune

UDIN: 24165130BKBKEM1238

Certificate No: 2023-24/GHPL/RERA001



Agreed & Accepted by

Manish Sabade

Director

DIN: 00289859

Date: 12 March 2024

Place: Pune

