



Rutuja Narsingh & Associates

Chartered Accountants

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Address: 809-810, The Landmark, Plot -26A, Sector-7, Kharghar -410210.

Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

To

Shri Laxmi Narayan Properties LLP

**CTS No.432,Bhiamle Sabagruh,Gauri Ali Chowk,Guruwar
Peth,Pune,Maharashtra-411042.**

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Shri Laxmi Narayan Properties LLP** for the period from **21/11/2022 to 31/03/2023** with respect to MahaRERA Regn Number - **P52100047725**.

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. We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in our opinion are necessary for this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents and the relevant records of **Shri Laxmi Narayan Properties LLP** for the period ended **31/03/2023** and hereby certify that:

A. Deposits:

S. No.	Particulars	21/11/2022 to 31/03/2023	Till date i.e. (31/03/2023)
1	Total amount collected from allottees	2,68,65,000	3,51,16,000
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	1,88,05,500	2,45,81,200
4	Total amount deposited in the Designated Bank Account	66,54,500	66,54,500
5	% of amount deposited in the Designated Bank Account [(4)/(1)*100]	24.77%	18.95%
6	Shortfall/Excess deposit (3-4)	1,21,51,000	1,79,26,700

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? (Yes/No)Refer Annexure A

If No, Please mention the amount not deposited.



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B. Withdrawals:

S. No.	Particulars	21/11/2022 to 31/03/2023	Till date i.e. (31/03/2023)
1	Opening Balance of Designated BankAccount	-	-
2	Total Deposits	66,54,500	66,54,500
3	Total Amount withdrawn	55,00,000	55,00,000
4	Closing Balance	11,54,500	11,54,500

Due to the inadequate maintenance of the RERA Bank account as outlined in the Act, it becomes difficult to establish whether all the withdrawals made from the RERA Bank Account during the year adhered to the withdrawal limit, as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting period.

If No, please provide the below details:-

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1		

C. Utilisation:

We certify that, **Shri Laxmi Narayan Properties LLP** has utilized the amounts withdrawn from Designated Bank Account towards project cost only, as specified in the Act, cannot be ascertain.

If No, please provide the below details:-

S. No.	Date	Amount not utilized for Project Cost
1		

D. Any Qualifications/Observations of CA:

1	The commencement date of the project is considered as per RERA Certificate issued by Maha RERA (i.e., 21st November 2022)
2	The Total funds collected from allottees have been derived from the unaudited books of accounts, as presented by the management of the promoter. On a comprehensive assessment of the promoter's books of accounts, it has come to light that the promoter is partially to the stipulation of maintaining a distinct Designated RERA Bank account for the project, as mandated by Section 4(2)(l)(D) of the Act. Although The promoter does partially maintain a Designated RERA Bank account for the project at HDFC Bank (India) , account number 50200077212185 , it has been noted that only receipts of Rs. 71,35,000/- has been deposited into 100% collection account, while all other customer advances are being received in the promoter's regular current accounts.
3	Due to the inadequate maintaince of the designated RERA bank account, the determination of amounts withdrawn during the year from designated RERA Bank Account were within the withdrawal limit and the assessment of how the withdrawn funds from the designated RERA Bank Account have been utilized cannot be ascertained.

For CA Rutuja Narsingh & Associates

Chartered Accountant

FRN :- 152579W

RUTUJA

SAJJAN

NARSINGH

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RUTUJA SAJJAN
NARSINGH
Date: 2023.12.02 15:58:46
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CA Rutuja Narsingh

M.No. 188808

Date : 02-12-2023

Place: Navi Mumbai

UDIN :- 23188808BGUYUO7353



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Annexure A			
Date	21/11/2022 to 31/03/2023	Till date i.e. (31/03/2023)	Remarks
	Shortfall /(Excess Deposit) 70%	Shortfall /(Excess Deposit) 70%	
15-09-2022	-	13,30,000	Shortfall due to customers advances received in other than 100% collection account.
20-09-2022	-	2,10,000	
26-09-2022	-	35,700	
04-10-2022	-	7,00,000	
04-10-2022	-	7,00,000	
04-10-2022	-	7,00,000	
04-10-2022	-	7,00,000	
07-10-2022	-	7,00,000	
07-10-2022	-	7,00,000	
22-11-2022	18,20,000	18,20,000	
22-11-2022	7,00,000	7,00,000	
05-12-2022	70,000	70,000	
08-12-2022	7,00,000	7,00,000	
08-12-2022	7,00,000	7,00,000	
08-12-2022	7,00,000	7,00,000	
08-12-2022	7,00,000	7,00,000	
08-12-2022	3,50,000	3,50,000	
15-12-2022	16,62,500	16,62,500	
20-12-2022	1,75,000	1,75,000	
20-12-2022	1,75,000	1,75,000	
23-12-2022	7,00,000	7,00,000	
26-12-2022	3,50,000	3,50,000	
27-12-2022	-3,50,000	-3,50,000	
29-12-2022	2,83,500	2,83,500	
05-01-2023	3,50,000	3,50,000	
06-01-2023	4,20,000	4,20,000	
06-01-2023	3,50,000	3,50,000	
06-01-2023	3,50,000	3,50,000	
13-01-2023	3,50,000	3,50,000	
07-02-2023	15,40,000	15,40,000	
Total - HDFC Bank	1,20,96,000	1,78,71,700	
22-11-2022	2,10,000	2,10,000	Total (A)
Total -Bank of Maharashtra	2,10,000	2,10,000	
Total (A)	1,23,06,000	1,80,81,700	
31-01-2023	-1,35,000	-1,35,000	
09-02-2023	-2,25,000	-2,25,000	
01-03-2023	-1,35,000	-1,35,000	Excess when direct deposits in 70% Bank account
16-03-2023	-1,50,000	-1,50,000	
Total (B)	-6,45,000	-6,45,000	
31-03-2023	4,90,000	4,90,000	Short when not tranfered from 100%
Total (C)	4,90,000	4,90,000	
Grand Total (A+B+C)	1,21,51,000	1,79,26,700	