



Annexure F
Form 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 19.03.2024.

To,
Badhekar Properties,
Office No.303,
3rd Floor, 11, Mayur,
Near Karve Statue, Kothrud,
Pune - 411038.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Badhekar Properties during the financial year 2022-2023 with respect to construction project "Shreekunja" at Plot No. 40 (Old Plot No.41) & Plot No.41 (Old Plot No.42) Survey No.1 Hissa No.6+22B CTS No.694, Hingane Budruk, Karve Nagar, Pune - 411052. MahaRERA Registration Number P52100047854 dt. 28.11.2022.

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 explanations 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 Badhekar Properties for the financial year ended on 31.03.2023 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal Year 2022-23 (Rs.)	Total for this project till date i.e. as on 31.03.2023 (Rs.)
1.	Total amount collected from allottees	2,92,32,726/-	2,92,32,726/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1 * 2)	2,04,62,908/-	2,04,62,908/-
4.	Total amount deposited in the Designated Bank Account	NIL/-	NIL/-
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	-	-
6.	Shortfall/ (Excess) deposit (3-4)	2,04,62,908/-	2,04,62,908/-

(Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes). **Amounts collected have been taken net of GST.**

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?
No, as the developer has not opened 70% designated RERA Bank account.

B. Withdrawals:

Sr. No.	Particulars	For this Fiscal year 2022-23 (Rs.)	Total for this project till date i.e. as on 31.03.2023 (Rs.)
1.	Opening Balance of Designated Bank Account	No such designated bank account (70%) has been opened	
2.	Total Deposits		
3.	Total amount withdrawn		
4.	Closing Balance		



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?

Not applicable, as RERA Designated bank account (70%) has not been opened by the developer.

C. Utilisation:

We certify that Badhekar Properties has utilized the amounts withdrawn from the common account towards project cost only, as specified in the act. However, the developer has not opened the designated RERA Bank accounts in this respect.

D. Any Qualifications/ Observations of CA –

- i) During the F.Y.2022-2023, the Developer has not opened either 100% RERA account or 70% designated bank accounts, but entire booking advances collected have been deposited in common pool bank account bearing No. 0653102000014003 with IDBI Bank Ltd. and payments have been made therefrom.
- ii) Work in progress of the project "Shreekunja" as on 31st March, 2023 was Rs.1,77,08,604/- as per books of accounts.

Agreed and Accepted by:

For Badhekar Properties



Pravin K. Badhekar

Partner

Place: Pune.

Date: 19.03.2024.



For D. B. Gandhi & Associates

Chartered Accountants

FRN No. 102977W

CA. Dinesh B. Gandhi

Proprietor

M. No.: 044008

UDIN: 24044008BKELRP2122