



AJIT A JOSHI & ASSOCIATES

CHARTERED ACCOUNTANTS

Add: Office No 10, Opp Shakti Society, Laxmi Nagar, Gagangiri Ashram Road, Khopoli. 410203
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Annexure F
FORM - 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date : 25/09/2023

To,

Mr Rasik Kunverji Chheda, Rubin Kekan Chheda, Shilpa Mahendra Chheda & Heena Ramesh Chheda - PREM NAGAR - LEGACY

Subject : Report on Statement of Accounts on project fund deposit, utilisation and withdrawal by [Promotor] for the period from 01-04-2022 to 31-03-2023 with respect to Maha RERA Registration Number : P51900047347

- 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 Disclosure 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 (Promoters) for the period ended 31-03-2023 and hereby certify that

A DEPOSITS

Sr No	Particulars	For this Fiscal Year	Total for this Project Till Date
1	Total amount collected from allottees	3,55,51,623.00	3,55,51,623.00
2	%age of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 X 2)	2,48,86,136.00	2,48,86,136.00
4	Total amount deposited in the Designated Bank Account	2,48,86,136.00	2,48,86,136.00
5	% age of amount deposited in the Designated Bank Account [(4)/(1)*100]	70.00	70.00
6	Shortfall / Excess deposit (3-4)	-	-

Amounts collected / deposited at Sr No 1 & 2, shall not include pass through and indirect taxes.

Has the required proportion of money collected from allottees of the project unit, as specified in the act deposited in the Designated RERA Bank Account ? (Yes / No)

If No, Please mention the amount not deposited

B WITHDRAWAL

Sr No	Particulars	For this Fiscal Year	Total for this Project Till Date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	2,48,86,138.20	2,48,86,138.20
3	Total Amount Withdrawn	2,25,57,000.00	2,25,57,000.00
4	Closing Balance	23,29,138.20	23,29,138.20

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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 / ~~No~~)

If No Please provide below details :-

Sr No	Date of withdrawal	Amount of Excess Withdrawal
1		

C Utilisation

I / We Certify that, the (Name of Promoter) 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		

D

Any other Qualification / Observations of CA							
1							
2							
3							
4							

Yours Faithfully,



AS PER INFORMATION / RECORDS
PROVIDED BY THE ASSESSEE

Signature of Chartered Accountant
UDIN - 23151814BGUBWV1277 and Member Number 151814)
Name - Ajit Joshi

Agreed and Accepted by :

Rasik K Chheda

Signature of Promoter
Name : Rasik K Chheda
Date : 25-09-23