

FORM 5
[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

Ranjekar Realty LLP,
'Yash', K 6/4,
Erandwane Co-op Housing Society,
Erandwane, Pune 411004

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawn by M/s
Ranjekar Realty LLP for the period from 01/04/2021 to 31/03/2022 with respect to **Anant Project**
RERA Regn. Number **P52100022339**

1. This certificate is issued accordance with 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 have obtained all the necessary information and explanation from the Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

3. I hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of [Promoter] for the period ended 31/03/2022 and hereby certify that:

i. **M/S Ranjekar Realty LLP** have completed **95 %** of the project titled **ANANT Project** Regn. No. **P52100022339** located at **Final Plot No 484/102 CTS 6763 at Pune (M Corp.), Pune City, Pune, 411009;**

ii. Amount collected during the year for this project is **Rs. 3,39,43,998.80/-** and amount collected till date is **Rs. 12,78,56,802.80/- (Including GST & Reimbursement of Stamp Duty)**

iii. Amount withdrawn during the year for this project is **Rs. 2,69,55,873.4/-** and amount withdrawn till date is **Rs 7,75,20,105.76/-**



4. I certify that the M/s Ranjekar Realty LLP has utilized the amounts the amounts collected for Anant Project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

**For Tejas Sant & Associates,
Chartered Accountants,
FRN No.: 139128W**



A handwritten signature in blue ink, appearing to be "Tejas Sant".

Date: 18/01/2023
Place: Pune

**CA Tejas Sant
Mem No.: 149897
(Proprietor)
UDIN: 23149897BGSRVN3525**

Notes:

1. Withdrawals considered above are made from Designated account only. Expenses made out of own /other bank accounts (from Own funds by partners) have not been included in amount withdrawn since the same have not been made from Designated Bank A/c of the project but out Firm's Current A/c i.e. Partners Own Funds.
2. An amount of Rs. 70,00,000/- has been transferred from the Designated RERA Expenses A/c to Firm's Current A/c against expenses made for the Project from the Firm's Current A/c i.e. Partners Own Funds. Since the expenses made from Firm's Current A/c i.e. Partners Own Funds have not been included in the Amount Withdrawn hence this amount has been excluded for the purpose of certificate.
2. Accounts are maintained on mercantile basis however outstanding expenditures as on 31/03/2022 are not considered while calculating the withdrawn amount since the same are yet to the withdrawn/paid from the Designated Bank Account.
3. Percentage Completion is as informed by the partners.
4. Partners have withdrawn the amount of Rs. 70,00,000/- which was transferred from their own funds into the designated account for Project Expenditure. The said amount was introduced in RERA Designated Account and reimbursed to Current A/c of firm in the same year.
5. Excess amount in Designated amount has been temporarily invested in Mutual Funds & Fixed Deposits and have been redeemed as and when required for Project Expenditure.
6. Collection Amount includes Stamp Duty Registration Charges reimbursed by Flat Owners which have been paid either by RERA Designated Expenses Account or from Firm's Current Account. The said amount has been included in both Collection as well as expenses in above certificate.

7. Collection Amount includes GST received from the Flat Owners since the amounts are given on lump-sum basis including GST, the said payments of GST have been made by RERA Designated Account or Current Account

8. TDS deducted and paid by Flat owners against Company's PAN has been included in Collection Amount even though the same has not been physically credited to the GST Collection Account.

