

VIJAY GAPAT & ASSOCIATES CHARTERED ACCOUNTANTS



Address :- Office no. 437,438 & 439 B- Wing, Jai Ganesh Vision,
Akurdi, Pune – 411035

Branch :-Market Yard Barshi,Sadashiv Peth Pune,
Gulmohar Colony Sangali, ST Stand Road Buldhana.

Mob No. -7709195096

Office - (020)46302020

E-Mail – caganeshgapat@gmail.com

Annexure F FORM 5

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY/FIRM) ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 14/02/2024

To,
M/s. GHULE DEVELOPERS
B U BHANDARI SKY LINE,
DIGHI, PUNE 411015

Subject: Report on Statement of Accounts on project fund deposit. utilization and withdrawal by M/s. GHULE DEVELOPERS for the period from 1st April 2022 to 31st March 2023 with respect to Maha RERA Reg. Number P52100049311.

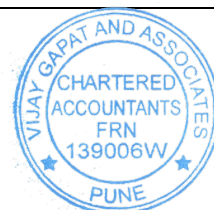
1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. 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 Ganesh Associates for the period ended 1st April 2021 to 31st March 2022 and hereby certify that:

A. Deposits:

Sr. No	Particular	For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	0	0
2	% Of amount to be deposited as per act	70%	70%
3	Amount to be deposited per act	0	0



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	(1*2)		
4	Total amount deposited in the Designated Bank Account	0	0
5	% Of Amount deposited in Designated Bank Account [(4)/ (1) *100]	70%	70%
6	Shortfall/Excess deposited (3-4)	-	-

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)

If No, please mention the amount not deposited

B. Withdrawals

Sr. No		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	0	0
2	Total Deposits	0	0
3	Total Amount withdrawn	0	0
4	Closing Balance	0	0

As specified in the Act, All the amount withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form1, Form 2 and Form 3 issued during the reporting period? (Yes/No)

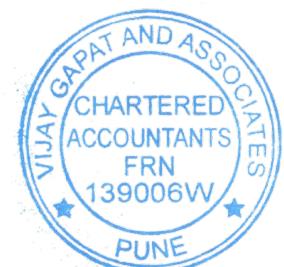
If No, please provide the below details: -

Sr. No	Date of withdrawal	Amount of excess Withdrawal
1		

C. Utilization

I/We certify that, the M/s. GHULE DEVELOPERS has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If no, please provide the below details: -



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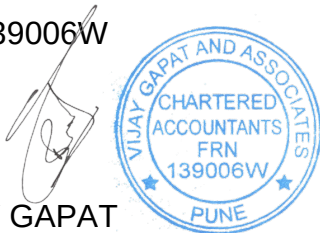
Sr. No	Date	Amount not utilized for Project Cost
1		

D. Any Qualifications/Observations of CA

1	
2	
3	
4	

For VIJAY GAPAT AND ASSOCIATES Chartered Accountants

FRN: 139006W



CA VIJAY GAPAT
Membership No.

UDIN:-24160427BKACWH3435

Place: PUNE

Date:14/02/2024

Agreed and accepted by:

For GHULE DEVELOPERS


Proprietor

Signature of Promoter

Name: VISHAL HARISHCHANDRA GHULE

Date: 14/02/2024