



VINOD S. TOSHNIWAL
M. Com., F.C.A.
CHARTERED ACCOUNTANT

FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

Date : 31/10/2023

To,
The Yogesh Enterprises,
Prop: Vinayak Pandharinath Bhongale,
Office at – Shop No. 12, Shopping Complex, Gandharva Nagari,
Opp. Kendriya Vihar, Pune Nashik Highway, Moshi,
Pune 412105.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Yogesh Enterprises** for the period from **29/08/2022** to **31/03/2023** with respect to Maha RERA Reg No. **P52100046690** Site located at **Gandharv Pearl Project I, S No 74/2/1, Dighi, Pune - 411015.**

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 have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of **Yogesh Enterprises, Gandharv Pearl Project I** for the period ended **31/03/2023** and hereby certify that:

A. Deposits:

Sr.No.	Particulars	For the FY 2022-23	Total for this project till 31/03/2023.
1	Total amount collected from allottees	23,11,690	23,11,690
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	16,18,183	16,18,183
4	Total amount deposited in the Designated Bank Account.	26,49,982	26,49,982
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	115% *	115% *
6	Shortfall / (Excess) deposit (3-4)	(10,31,799)	(10,31,799)

(* % of amount deposited into the designated bank account is more than the amount collected from flat holders, towards booking amount, due to the fact that, the amount collected from customers on account of GST @ 5% of full agreement value is also deposited into the Designated Bank Account)



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.	Particulars	For FY 2022-23	Total for this project till 31/03/2023
1	Opening Balance of Designated Bank Account	3,000	3,000
2	Total Deposits	26,49,982	26,49,982
3	Total amount withdrawn *	24	24
4	Closing Balance	26,52,958	26,52,958

(* Bank Charges)

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 the below details:

S. No.	Date of withdrawal	Amount of Excess withdrawals
1		NIL

C. Utilisation:

I certify that, the **Yogesh Enterprises** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. (Yes)

If No, please provide the below details:

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

D. Any Qualifications / Observations of CA

1	NIL
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Yours Faithfully,

For Vinod S. Toshniwal & Associates

Chartered Accountants

FRN : 117961W

(Vinod Toshniwal)

Proprietor

M. No. 102682

ICAI-UDIN : **23102682BGTAVQ6204**

Agreed and Accepted by :

For Yogesh Enterprises

Name : Vinayak Pandharinath Bhongale

Date : 31/10/2023



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