



V.L. Jain & Co.
Chartered Accountants

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

Date: 24.10.2023

To.
Lohia Jain Housing Company LLP,
Bhandarkar Road,
Goodluck Chowk,
Pune – 411004.

SUB: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Lohia Jain Housing Company LLP** <'Promoter'> for the period from 01.04.2022 to 31.03.2023 with respect to Maha RERA Regn. Number: **P52100014706.**

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.

1. 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.
2. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Promoter for the period ended 31.03.2023 and hereby clarify that:

A. Deposits:

Sr	Particulars	For this Fiscal year (01.04.22- 31.3.23)	Total from 26.12.17 till date 31.3.23
1	Total amount collected from Allottees	20,70,73,716	3,34,26,99,616
2	% of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act [1*2]	14,49,51,601	2,33,98,89,731
4	Total amount deposited in the Designated Bank Account	14,60,65,133	2,33,66,50,724
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70.54%	69.90%
6	(Shortfall)/Excess deposit (4-3)	11,13,532	(32,39,007)



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**Amount collected/deposited at Sr. No. 1 & 4, 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: No.*

*Note: Rs. 17,67,864/- which collected collected from allottees before 31.03.23 has been deposited in designated RERA Bank account on 17.04.2023.

If No. Please mention the amount not deposited: **N.A. (refer note above)**

B. Withdrawals

Sr	Particulars	For this Fiscal year (01.04.22 to 31.03.23)	Total from 26.12.17 till date 31.3.23
1	Opening Balance of Designated Bank A/c	3,42,56,244	0
2	Total Deposits	14,60,65,133	2,33,66,50,724
3	Total amount withdrawn	18,03,20,626	2,33,66,49,973
4	Closing Balance	751	751

The amount of withdrawals has been extracted from the bank statement of Punjab National Bank, Pune having Account No. 3974002900000279 and State Bank of India , Pune having Account no. 37624915712, ("Designated bank account").

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

If No, Please provide the below details:-

Sr	Date of withdrawal	Amount of Excess Withdrawals
	N.A.	N.A.

C. Utilisation:

I/We certify that, the Promoter has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act, as evidenced by Form 3 issued during the year.

If No, please provide the below details: - N. A.



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D. Any Qualifications / Observations of CA:

- The commencement date of the period (i.e. 26.12.2017) is considered as per RERA registration certificate.
- A+B+C+D Building is 100% Completed, as certified by Engineer in Form 2 and also Occupancy Certificate is obtained for such buildings on 23.03.2022 and 21.03.2023
- In our opinion, the withdrawal from the designated account is based on a prior utilisation (project expenditure) and hence the utilisation of the actual withdrawal is of no relevance.

For V. L. Jain & Co.
Chartered Accountants
FRN: 103983W



CA Hiten Ashok Jain
Partner
M. No. 180382

Place: Pune

Date: 24.10.2023

UDIN: 28180382BG7xAU9869

Agreed and Accepted by:

M/s. Lohia Jain Housing Company LLP

Aditya P. Lohia

Partner

Signature of Promoter