



MANISH GAWALI AND COMPANY

Chartered Accountants

OFFICE NO-404, AKSHAY LANDMARK, OPP PU. LA. DESHPANDE GARDEN, SINHGAD ROAD PUNE 411030 Email:- camanishgawali@gmail.com (M) 9421457929

FORM 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 06/12/2023

To,
Venkateshwara Construction
C-103, Mega Centre, Hadapsar Pune-411028
PAN: AANFV8834E

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Venkateshwara Construction for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn. Number P52100015858.

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. We have obtained all necessary information and explanation from the firm, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of Venkateshwara Construction for the year ended 31/03/2023 and hereby certify that:





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A. Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Total amount collected from allottee's	4,41,23,133.00	10,37,74,512.00
2	% of amount to be deposited as per Act in designated Bank Account	70%	70%
3	Amount to be deposited designated Bank Account as per Act (1*2)	3,08,86,193.00	7,26,42,158.00
4	Total amount deposited in the Promoter Operative Account	1,32,36,940.00	3,11,32,354.00
5	% of Amount deposited in Promoter Operative Account $[(4)/(1)*100]$	30%	30%

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?

Ans: Yes

B. Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	4,41,23,133.00	10,37,74,512.00
3	Total amount withdrawn	4,40,91,933.00	10,37,43,312.00
4	Closing Balance	31,200.00	31,200.00





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As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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?

Ans: Yes.

Utilisation:

We certify that Venkateshwara Construction has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D. Any Qualification /Observation:

No additional Qualification/observations

Yours Faithfully,
Signature of Chartered Accountant
For Manish Gawali and Company
Chartered accountants
FRN No. 160226W

CA MANISH S GAWALI
Proprietor
Membership No.: 624968
Place: Pune
UDIN: 23624968BJZJUR5082



Agreed and Accepted by:
For Venkateshwara Construction

Partner/Authorized Signatory

V. U. Harpale



Name: Vidya Umesh Harpale

Date: 06/12/2023