

FORM - 5 [see Regulation 4]

**Annual Report on Statement of Accounts
Chartered Accountant's Certificate**

To,
CHANDRARANG DEVELOPERS & BUILDERS PRIVATE LIMITED

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **CHANDRARANG DEVELOPERS & BUILDERS PRIVATE LIMITED** for the period from **01/Apr/2022 to 31/03/2023** with respect to Project **FLORET MahaRERA** Regn Number: **P52100047033**

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 the necessary information and explanation from the Management, during the course of our audit, which in our 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 **CHANDRARANG DEVELOPERS & BUILDERS PRIVATE LIMITED** for the period ended 31st March, 2023 and hereby certify that:

A. Deposits

Sr No.	Particulars	For this fiscal year	Total for this project till date
1	Total amount collected from allottees	2,60,86,597	2,60,86,597
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 * 2)	1,82,60,618	1,82,60,618
4	Total amount deposited in the Designated Bank Account	1,82,60,618	1,82,60,618
5	% of Amount deposited in designated bank account [(4) / (1) * 100]	70%	70%
6	Shortfall / (Excess) Deposit (3 - 4)	0	0

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) - **YES**

If No. Please mention the amount not deposited - **NA**

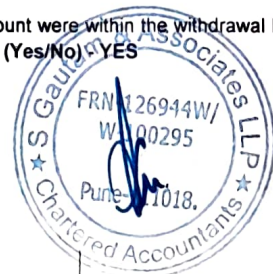
B. Withdrawals

Sr No.	Particulars	For this fiscal year	Total for this project till date
1	Opening balance of designated bank account	-	-
2	Total Deposits	1,82,60,618	1,82,60,618
3	Total Amount Withdrawn	1,82,50,095	1,82,50,095
4	Closing Balance	10,522	10,522

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, Form 3 issued during the reporting period? (Yes/No) **YES**

If No. Please provide the below details:

Sr No	Date of Withdrawal	Amount of excess withdrawals



C. Utilisation

I certify that, CHANDRARANG DEVELOPERS & BUILDERS PRIVATE LIMITED 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: - NA

Sr No	Date	Amount not utilised for Project Cost

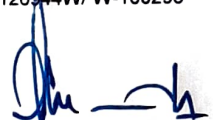
D. Any Qualifications / Observations of CA

Sr No	Qualifications / Remarks
1	An amount of Rs. 18,02,504 was not distributed in the 70:30 ratio by the bankers and continued to remain in the Customer Collection Escrow A/c; therefore not considered in the Table A under the heading - Total Amount collected from Allottees
2	Amounts deposited in the Designated Bank Account as required to be reported in Table A & B do not include deposits by promoters in the Designated Accounts
3	Amounts withdrawn from the Designated Bank Account as required to be reported in Table B is after giving effect to the Net Promoter Deposits

Yours Faithfully,

For S Gautam & Associates LLP
Chartered Accountants
FRN: 126944W/ W-100295

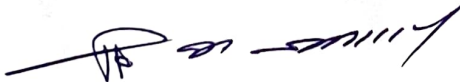



Anirudh Gautam
Partner

Membership Number: 127376
Date: 14 March, 2024
UDIN: 24127376BKARMJ1669

Agreed & Accepted by:

For Chandrarang Developers & Builders Private Limited



Vijay Pandurang Jagtap
Partner / Director / Authorized Signatory
Date: 14 March, 2024