



JOSHI CHHADVA & CO LLP CHARTERED ACCOUNTANTS

FORM -5 (See Regulation 4) CHARTERED ACCOUNTANT'S CERTIFICATE

Date : 30/09/2024

To,
Panvelkar Bhoomi
S NO 27 H NO 3/7, S NO 32/1,
Badlapur (M Cl), Ambarnath, Thane, 421503

Subject : Report on Statements of Accounts on project fund deposit, utilisation and withdrawal by Panvelkar Bhoomi Project
PANVELKAR BHOOMI BUILDING NO 5,6,7,8,9 for the period from 01/04/2023 to 31/03/2024 with respect to MAHARERA
Regn Number P51700050061.

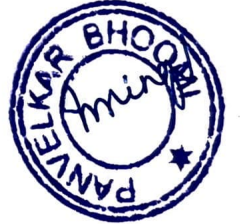
1. This certificate is issued in accordance with the provisions of the Real Estate. (Regulations and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulations and Development)(Registration of Real Estate projects , Registration of Real Estate Agents , Rates of Interest and Disclosures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

2. We have obtained all necessary information and explanation from the Promoter , 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 Panvelkar Bhoomi Project PANVELKAR BHOOMI BUILDING NO 5,6,7,8,9 for the period ended 31/03/2024 and hereby certify that :

A.Deposits :

Sr no	Particulars	For this Fiscal year(2023-2024)	Total for this project till date
1	Total amount collected from allottees	25,50,025.00	25,50,025.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	17,85,017.50	17,85,017.50
4	Total Amount deposited in the Designated Bank Account	19,33,956.00	19,33,956.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	75.84	75.84
6	Shortfall/Excess deposit (3-4)	-1,48,938.50	-1,48,938.50



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

However the promoter has maintained three separate bank accounts, i.e., Master Collection Account(100%), RERA Designated Account(70%), RERA Transaction Account(30%). Some of the amounts from customer have been received in RERA Designated Bank account only resulting in excess deposit of Rs.1,48,938.5 during the year.

If No. Please mention the amount not deposited



B. Withdrawals

Sr no	Particulars	For this Fiscal year(2023-2024)	Total for this project till date
1	Opening balance of Designated Bank Account		
2	Total Deposits	1,044.10	1,044.10
3	Total amount withdrawn	1,19,61,092.20	1,19,61,092.20
4	Closing Balance	1,15,85,704.87	1,15,85,704.87
		3,76,431.43	3,76,431.43

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 ?

If No, Please provide the below details :-

S.No	Date of Withdrawal	Amount of Excess withdrawals
1	NA	NIL

C. Utilisation

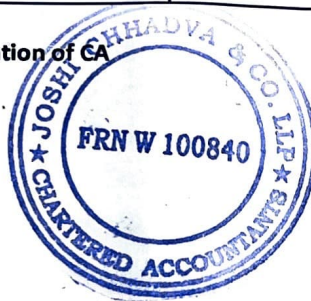
We certify that , Panvelkar Bhoomi Project PANVELKAR BHOOMI BUILDING NO 5,6,7,8,9 has utilized the amounts withdrawn from designated bank account towards project cost only,as specified in the act .

If No, please provide the below details :-

S.No	Remarks	Amount
	NA	NIL

D. Any Qualifications / Observation of CA

Joshi



Joshi Chhadva & Co LLP

Chartered Accountants

Membership Number: 600451

FRN.: W100840

UDIN: 24600451BKEPQZ3183

Date: 30/09/2024

Agreed and Accepted by :

For M/S. PANVELKAR BHOOMI

Signature of Partner

Name:

Date: 30/09/2024

Amingh

PARTNER