



Ref.

Annexure F

Date

Form 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 30/09/2023

To,
Chaitanya Buildcon
Shop No. 3, Sr. No. 65, Sonar Complex,
Sinhagad Road, Wadgaon Budruk, Haveli,
Pune-411041

SUBJECT Report on Statement of Accounts on project fund deposit, utilization and withdrawal by, Chaitanya Buildcon for the period from 01/04/2022 to 31/03/2023 with respect to MahaRera Regn Number: P52100005960.

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/We have obtained all necessary information and explanation from the Promoters, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate
3. I/We hereby confirm that I/We have examined the prescribed registers, books and Documents, and the relevant records of Chaitanya Buildcon for the period ended 31/03/2023 and Hereby certify that:

A. Deposits

****Deposit

		For this Project till 31/03/2022	For this Fiscal Year 2022-23	Total for this project till date 31/03/2023
1	Total amount collected from allottees	209084507.72	21684100.00	230768607.72
	Less: Amt bounced		0.00	
	Less: GST included in above		0.00	
	Total net amount collected from allottees		21684100.00	230768607.72
2	% of amount to be deposited as per act		70%	
3	Amount to be deposited as per act (1*2)		15178870.00	
4	Total amount deposited in Designated Bank Account		16558150.00	
5	% of Amount deposited in Designated Bank Account $\{(4)/(1)*100\}$		76%	
6	Shortfall/ Excess deposit (3-4)		1379280.00	

Amount collected/deposited at Sr. 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



If No. Please mention the amount not deposited

Withdrawals:

*****Withdrawal

		For this Project till 31/03/2022	For this Fiscal Year	Total for this Project till date 31/03/2023
1	Opening balance of Designated Bank account	0	6736872.00	6736872.00
2	Total Deposits	164899885.00	16558150.00	181458035.00
3	Total amount withdrawn	158163013.00	23290000.00	181453013.00
4	Closing Balance		5022.00	

As specified in the act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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 No	Date of Withdrawal	Amount of Excess Withdrawal
		NA

C I/We certify that, the Chaitanya Buildcon 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

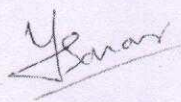
Sr No	Date	Amount not utilized for Project Cost
		NA

D. Any Qualifications/Observations of CA

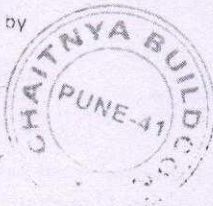
Sr No	Particular

Yours Faithfully,

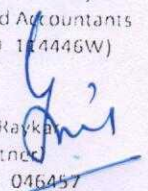
Agreed and Accepted by


Signature of Promoter

Name
Date: 30.9.2023



For Joshi and Raykar
Chartered Accountants
(F R NO 114446W)


R.T. Raykar
(Partner)
M NO 046457
UDIN: 23046457BGWUNT4959
Date: 30.9.2023