

P.N. SABADRA & Associates

Chartered Accountants

Office No 48, 5th Floor, JITO Business Bay,

Shri Hari Narayan Kute Marg, Mumbai Naka, Matoshree Nagar,

Nashik, Maharashtra-422002 T-253-23 | 6773, 23 | 6774, 09370 | 16766



FORM 5

[See Regulation 4]

Annual Report on Statement of Accounts

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 23.11.2024

To,

Mr. Prakash Raman Chaudhari (Proprietor),

Shree Ganesh Land Developers,

3rd Floor, Shree Ganesh Anand,

Bhosla Military Road,

Parijat Nagar, Off. Mahatma Nagar,

Nashik, Maharashtra-422005.

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by **Mr. Prakash Raman Chaudhari** for the project "**Shree Ganesh Crown**" for the period from **01.04.2023 to 31.03.2024** with respect to MahaRERA Regn Number **P49700025399**.

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 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 **Prakash Raman Chaudhari** for the period ended **31st March 2024** and hereby certify that:

A. Deposits:

Sr. No	Particulars	For this Fiscal Year F. Y. 2023-24	Total for this project till date i.e. 31.03.2024
1.	Total amount collected from allottees	63,70,000.00	71,60,000.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	44,59,000.00	50,12,000.00
4.	Total amount deposited in the Designated Bank Account	42,05,800.00	4205800.00
5.	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	66.03%	58.74%
6.	Shortfall / Excess deposit (3-4)	2,53,200.00	8,06,200.00

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? : No

If No, please mention the amount not deposited. :Rs.2,53,200/- are not deposited in RERA designated Bank Account during the financial year 2023-24.

B. Withdrawals:

Sr.no	Particulars	For this Fiscal year F. Y. 2023-24 Bassein Catholic Co- Op Bank A/c No.: 121110500000004	Total for this project till date i.e. up to 31.03.2024 Bassein Catholic Co- Op Bank A/c No.: 121110500000004
1.	Opening Balance of Designated Bank Account	0.00	0.00
2.	Total Deposits	42,05,800.00	42,05,800.00
3.	Total amount withdrawn	42,05,800.00	42,05,800.00
4.	Closing Balance	0.00	0.00

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 / No): Yes, As per CA Certificate produced before us for verification.

If No, Please provide the below details: -

Sr. No	Date of withdrawal	Amount of Excess Withdrawals
1.	Not Applicable	Not Applicable

C. Utilization:

We certify that the promoter has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. (Refer Note No.2)

If No, Please provide the below details: -

Sr. No	Date	Amount not utilized for project cost
1.	Not Applicable	Not Applicable

D. Any Qualification / Observations of CA

1.	We have conducted our engagement and examination in accordance with standards on Auditing, Guidance Note on Reports and Certificates for special purposes and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
2.	As per self-certification obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only. While certifying on utilization, we have relied on the expenditure as per books of accounts produced before us which shows that the expenditures incurred on the project are more than total amount collected from customers till the end of financial year on cumulative basis.

3.	It is the primary responsibility of the management of Prakash Raman Chaudhari, the proprietor of Shree Ganesh Land Developers to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.
4.	The Promoter has obtained occupancy certificate from Sub Division of Shahada as on 19.04.2024, copy of the same is attached herewith.

Yours faithfully,

For M/s. P N SABADRA & ASSOCIATES

Chartered Accountant

FRN No.:16100W

Prakash
Navalmal
Sabadra

Digitally signed
by Prakash
Navalmal Sabadra
Date: 2024.11.23
15:53:32 +05'30'



CA P. N. Sabadra

Membership No.: 016101

UDIN: 24016101BKGQFO5177

Date: 23.11.2024

Place: Nashik

Agreed and accepted by:

For Shree Ganesh Land Developers

Signature of Promoter

Name: Mr. Prakash Raman Chaudhari

Designation: Proprietor

Date: 23.11.2024