

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-253-2316773,2316774,

09370116766



FORM 5

[See Regulation 4]

Annual Report on Statement of Accounts

CHARTERED ACCOUNTANT'S CERTIFICATE

Date:09.11.2024

To,
The Partners,
Gokuldas Housing,
1st Floor, 2504/5, Shop No.09,
Giriraj Chambers, Main Road,
Chopda, Jalgaon,
Maharashtra- 425107.

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by Gokuldas Housing for the project Gokuldas Housing for the period from 01.04.2023 to 31.03.2024 with respect to MahaRERA Reg. Number P49900049845.

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 have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my 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 Gokuldas Housing for the period ended 31st March 2024 and here by certify that:

A. Deposits:

Sr.no.	Particulars	For this Fiscal Year 2023-24	Total for this project till date i.e. 31.03.2024
1.	Total amount collected from allottees	63,51,000.00	63,51,000.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	44,45,700.00	44,45,700.00
4.	Total amount deposited in the Designated Bank Account	0.00	0.00
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	0.00%	0.00%
6.	Shortfall / Excess deposit (3-4)	44,45,700.00	44,45,700.00

Note: The project land is owned by Kalyani Tejbhan Patil, Tejbhan Arun Patil, Poonamchand Gokuldas Jain and Sanket Sanjay Jain, the Partners of firm "Gokuldas Housing" jointly. The amount collected from customers are deposited in Land owner's Individual Bank accounts in equal proportion. However, the landowners/Partners have introduced capital in firm of Rs.95,98,201/- as on 31.03.2024.

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.44,45,700.00

B. Withdrawals:

Sr.no	Particulars	For this Fiscal Year 2023-24 The Jalgaon Peoples Co Op Bank- 02510000000057	Total for this project till date i.e. up to 31.03.2024 The Jalgaon Peoples Co Op Bank- 02510000000057
1.	Opening Balance of Designated Bank Account	2,573.18	0.00
2.	Total Deposits	71,36,940.00	80,97,040.00
3.	Total amount withdrawn	71,34,410.18	80,91,937.00
4.	Closing Balance	5,103.00	5,103.00

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.

If No, Please provide the below details: -

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

C. Utilization:

I certify that, the Gokuldas Housing has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.-(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.)

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.	It is the primary responsibility of the management of Gokuldas Housing 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.
3.	It is observed that promoter has used the designated Bank Account for other transactions also. The amounts received from other than allottees were also deposited in the designated Bank account. Promoters were advised to use the RERA bank account only for the collections from allottees.

Yours faithfully,
For M/s. P N SABADRA & ASSOCIATES
Chartered Accountant
FRN No.:16100W

Prakash
Navalmal
Sabadra
CA P. N. Sabadra
Membership No.:016101
UDIN: 24016101BKGQES3216
Date:09.11.2024
Place: Nashik

Digitally signed by
Prakash Navalmal
Sabadra
Date: 2024.11.09
13:21:42 +05'30'



Agreed and accepted by:

M/s Gokuldas Housing

Partners

Name: Mr. Tejohan Arun Patil
Designation: Individual
Date: 09.11.2024