

N M L D & ASSOCIATES

CHARTERED ACCOUNTANT

D - 26, HIMALAYA VISHWA, NAGPUR ROAD, WARDHA

PHONE : (07152) 244060, CELL - 98900 54928

Annexure F

FORM 5

[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date : 13.12.2023

To,
PIONEER BUILDERS
Dist. : Wardha : 442001
Project Name : PRATAPGAD APARTMENT

SUBJECT : Report on Statment of Accounts on project fund deposit, utilization and Withdrawal by Promoter for the period from 01/04/2022 to 31/03/2023. with respect to **MahaRERA Regn Number P50400031868**

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 **partner of PIONEER BUILDERS** during the course of our audit, which in our opinion is 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 **Promoter PIONNER BUILDERS** for the period ended 31.03.2023 and hereby certify that:

A. Deposits :

		For this Fiscal Year 01.04.22 to 31.03.23	Total for this project till date 31.03.2023
1	Total amount collected from allottees	1971780	1971780
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	1380246	1380246
4	Total amount deposited in the Designated Bank Account	1971780	1971780
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	0.00%	0.00%
6	Shortfall/Excess deposit (3-4)	-591534	-591534

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., ~~the amount received from allottees.~~

If No, Please mention the amount not deposited. -



B. Withdrawals:

		For this Fiscal Year 01.04.22 to 31.03.23	Total for this project till date 31.03.2023
1	Opening Balance of Designated Bank Account	45941.2	0
2	Total Deposits	5472280	7222280
	Total Deposits	5472280	7222280
3	Total amount withdrawn	4792133.8	6496192.6
	Total Withdrawn	4792133.8	6496192.6
4	Closing Balance	726087.4	726087.4

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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 Withdrawals
1		Nil

C. I certify that, the Promoter 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 of withdrawal	Amount not utilised for Project Cost
1		Nil

D. Any Qualifications/ Observations of CA

1	NIL
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For Pioneer Builders

[Signature]
Partner

PLACE: WARDHA

DATE : 15.12.2023

UDIN : 23113936BGQVRZ2258

For N M L D & ASSOCIATES
CHARTERED ACCOUNTANTS



[Signature]

NITIN MUNDADA
PARTNER
M. NO. 113936