



ANSK & CO

CHARTERED ACCOUNTANTS

Annexure F
FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 03/11/2023

To,
M/S G S FORT REALTORS,
PATEL NAGAR, CHANDRAPUR
CHANDRAPUR.

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/S G S FORT REALTORS for the period from 01/04/2022 to 31/03/2023 with respect to "G S HEIGHTS" MahaRERA Regn Number P50900035159.

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/our 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 M/S G S FORT REALTORS for the period ended 31/03/2023 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	Nil	Nil
2.	% of amount to be deposited as per act	70 %	70 %
3.	Amount to be deposited as per act (1*2)	Nil	Nil
4.	Total amount deposited in the Designated Bank Account		

Puglia Nagar, Civil lines, Chandrapur MH 442401 Mobile 9370977796, Phone 07172-255111
Email: bhupendra.kochar@gmail.com Website: www.anskindia.com
OFFICES: - CHHINDWARA (MP), MUZZAFARNAGAR (UP), PATIALA (PUNJAB)



5.	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$		
6.	Shortfall/(Excess) deposit (3-4)		

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**

If No. Please mention the amount not deposited.

B. Withdrawals

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank	Rs. 2,32,963.50	Rs. Nil
2.	Total Deposits	Rs. 1,76,70,467.00	Rs 5,05,01,251.00
3.	Total amount withdrawn	Rs.1,78,51,821.80	Rs.5,04,49,642.30
4.	Closing Balance	Rs.51,608.70	Rs.51,608.70

As specified in the Act, **All** the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form I, Form 2 and Form 3 issued during the reporting period? **Yes**

If No, Please provide the below details:-

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1.		

C Utilisation

I certify that, the M/S G S FORT REALTORS 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.	Date	Amount not utilised for Project Cost

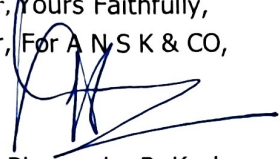
D. Any Qualifications / Observations of CA

1.	The certificate has been prepared and issued based on the records and documents provided to me.
2.	The provided records have been checked and verified in accordance with the information and explanation received from the client and the management.



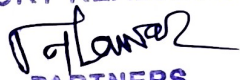
Yours Faithfully,

For, Yours Faithfully,
For, For A N S K & CO,


CA Bhupendra R. Kochar
M.No. 137842
Frn 016031C
UDIN : 23137842BGTDDN7348
Date: 22-11-2023



Agreed & Accepted by:

G. S. FORT REALTORS

PARTNERS

Signature of Promoter
Name: Gajanan Nilawar
Date: 03/11/2023