

Annexure F
FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 08/03/2025

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 01/04/2023 to 31/03/2024 with respect to "G S HEIGHTS" MahaRERRegn 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 31/03/2024 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	Rs.39,90,000	Rs.39,90,000
2.	% of amount to be deposited as per act	70 %	70 %
3.	Amount to be deposited as per act (1*2)	Rs.27,93,000	Rs.27,93,000
4.	Total amount deposited in the Designated Bank Account	Rs.39,90,000	Rs.39,90,000



5.	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	100%	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.51,608.7	Rs. Nil
2.	Total Deposits	Rs.3,04,25,200	Rs.8,09,26,451
3.	Total amount withdrawn	Rs.3,00,88,536.6	Rs.8,05,38,178.9
4.	Closing Balance	Rs.3,88,272.09	Rs.3,88,272.09

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

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

C Utilisation

I certify that, the M/S G S FORT REALTOR 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.
3.	No Rera Designated Separate Bank account has been maintained .

Yours Faithfully,

For,

M KAPASI & ASSOCIATES

Proprietor

FRN No. 157089W

MEMBERSHIP NO. 152119

UDIN: 25152119BMHVVP5497

Date: 08-03-2025

Place: CHANDRAPUR



AGREED And Accepted by

G. S. FORT REALTORS

[Signature]
PARTNERS