



SAURABH LUNAWAT & ASSOCIATES
CHARTERED ACCOUNTANTS

Address:- 1020, Shukla Lane, Saraf Bazaar, Nashik- 422001.

Mob. No:- 9370007472

Email Id:- saurabhlunawat09@gmail.com

To
Rakesh Baburao Palde
Partner
Palde Construction

Subject:- Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s. PALDE CONSTRUCTION for the period 2021-22 with respect to Maha RERA Registration Number. P51600021444

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 Websites) Rules, 2017.
2. I / We have obtained all the 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 / We hereby confirm that I / We have examined the prescribed registers, books and documents, and the relevant records of (Name of Promoter) for the period ended 31.03.2022 and hereby certify



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A. Deposits:

Sr No.	Particulars	For this Fiscal Year	Total for this Project till date
1	Total Amount collected from allottees	61,86,800	2,99,43,000
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited (1*2)	43,30,760	2,09,60,100
4	Total amount deposited in Designated Bank Account	0	0
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	0%	0%
6	Excess deposit (3-4)	43,30,760	2,09,60,100

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.43,30,760**

B. Withdrawals:

Sr No.	Particulars	For this Fiscal Year (in Rs.)	Total for this Project till date (in Rs.)
1	Opening Balance of Designated Bank Account	40,33,842	3,554
2	Total Deposits	1,61,41,326	4,46,20,566
3	Total Amount withdrawn	1,95,68,635	4,40,17,587
4	Closing Balance	6,06,532	6,06,532

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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? **No**



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If No, Please provide the below details

S No.	Date of Withdrawal	Amount of Excess Withdrawal

C. Utilization:

I/ We certify that, the Rakesh Baburao Palde, Partner has utilized the amounts withdrawn from the designated bank account towards project cost only as specified in the act.

If No, please provide the below details:-

S No.	Date	Amount not utilized for Project Cost

D. Any Qualifications / Observations of CA:

Sr No.	Observation
1	Promoter were unaware about maintaining separate designated account for project due to which they have Deposited amount collected from Allottees and Withdrawn / Utilized the same from Current Account. But even after this, they have not utilized funds other than for cost towards construction of project.
2	As Promoter has not maintained separate designated account hence it is difficult for us to report exact deposits & withdrawal / utilization from said account. It have relied on information and documents provided by promoter before us.

Agreed and Accepted by:
Rakesh Baburao Palde

Palde Construction

Partner

Signature of Promoter

Place: Nashik

Date: 01.02.2024

For SAURABH LUNAWAT & ASSOCIATES
CHARTERED ACCOUNTANTS



Your Faithfully

CA. Saurabh M Lunawat

Proprietor

Membership No.: 164840

UDIN= 24164840BKFNLP9801