Ketan V Jategaonkar
Chartered Accountants
Flat No 5, Jayprasad Residency,
Old Pandit Colony,
Nashik-422002

FORM 5 [see Regulation 4]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 04-11-2023

To,
Pooja Developers
Nashik.

SUBJECT:

Report on Statement of Accounts on project fund utilization and withdrawal by **Pooja Developers** for the period from **01.04.2022 to 31.03.2023** with respect to project Silicon Business Centre having MahaRERA Registration Number P51600021948

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 Management of the firm, 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 Pooja Developers for the year ended **31.03.23** 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	1,00,75,000	3,01,65,000
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	70,52,500	2,11,15,500
4	Total amount deposited in the designated Bank Account	73,44,400	2,39,65,813
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	73%	79%
6	Shortfall/(Excess) Deposit (3-4)	-2,91,900	-28,50,313

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes. Agreement value is considered for the said reporting.

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?

Ans: Yes subject to an amount of Rs.100,000 is collected in account other than designated bank account.

POOJA DEVELOPERS
Rumale K.V.
PARTNER

B) Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	4,19,193	-
2	Total Deposits	73,44,400	2,39,65,813
3	Total amount withdrawn	77,57,453	2,39,59,673
4	Closing Balance	6,140	6,140

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

Ans: Yes. As per CA certification produced before us for verification

C) Utilisation:

I certify that, **Pooja Developers** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D) Any Qualification /Observation:

1. I have conducted my 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. I confirm my compliance to all such applicable pronouncements and with the ethical requirements of Code of Ethics issued by the Institute of Chartered Accountants of India.

2. It is primary responsibility of management of Partners of Pooja Developers to prepare , produce and maintain all accounting and other relevant supporting records and documents required for 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. As per self-certification obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only. However, it is not possible for verify end use of funds withdrawn from designated bank account on one-to-one basis since the requisite record for such verification is not available. But while certifying on utilization, I have relied on the expenditure as per books of accounts produced before me 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.

4. Bank Account No.: 187405000814 is a RERA Designated account for the Project namely Silicon Business Centre having MahaRERA Registration Number P51600021948.

5. Pooja Developers is a Partnership Firm and hence Statutory Audit is not applicable to the firm. The Tax Auditor of the firm does not practices in the area of Maharera and so on the request of the Management I have conducted the audit under the provisions of Maharera Act.

Ketan V Jategaonkar
Chartered Accountants

KETAN JATEGAONKAR ★ M.No.-179125 ★ CHARTERED ACCOUNTANT

CA Ketan Jategaonkar
Membership No.: 179125
Place: Nashik
UDIN: 23179125BGXAZZ4772

Agreed and Accepted by:
For Pooja Developers
POOJA DEVELOPERS

Partner
Kishor Rumale
Date: 07/11/2023

PARTNER