



PRASHANT PATHAK & ASSOCIATES

CHARTERED ACCOUNTANTS

CA Prashant Sharad Pathak

M.Com, FCA

Office ; G-2 & 5, Utility Centre, Opp. Rajiv Gandhi Bhavan (NMC), Sharanpur Road, Nashik - 422 002.

Mob. 9372255922 Ph-0253-2314498/3550045 E-mail : prashantspathak@gmail.com / deshmunhain@yahoo.com

Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS FOR FY 2021-22

CHARTERED ACCOUNTANT CERTIFICATE

Date:- 28/02/2023

To,

M/s Deshpande Constructions and Land Developers

Mr. Purushottam Deshpande

Block No:- 5, 2nd Floor, Viraj Corner,

Canada Corner, Nashik-422002.

SUBJECT : Report on Statement of Accounts of project fund deposit, utilization and withdrawal by **M/s Deshpande Constructions and Land Developers, Project Name- Ramchandra Nagar** for the period from **1st April 2021** to **31st March 2022** With respect to MahaRERA Regn Number **P51600022059**.

1. This certificate is issued in accordance with the provision 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/We 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/We hereby confirm that I/We have examined the prescribed register, books and documents, and the relevant records of **M/s Deshpande Constructions and Land Developers** for the period ended 31st March 2022 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	82,81,400.00	1,38,57,001.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	57,96,980.00	96,99,900.70
4	Total amount deposited in the Designated Bank Account	82,81,400.00	82,81,400.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100.00	100.00
6	Shortfall/Excess deposit (3-4)	(24,84,420.00)	14,18,500.70

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.

**Deshpande Construction
& Land Developers**

P. P. Deshpande
Partner





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B. Withdrawals

		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	21,80,123.10	-
2	Total Deposits	82,81,400.00	1,38,57,001.00
3	Total amount withdrawn	1,00,57,353.80	1,34,52,831.70
4	Closing Balance	4,04,169.30	4,04,169.30

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	NA	NA

C. Utilisation

I/We certify that, the M/s Deshpande Constructions and Land Developers has utilized the amounts withdrawn from designated bank account towards project cost only. as specified in the act.

If No, please provide the below detail:-

S. No.	Date	Amount not utilises for Project Cost
1	NA	NA

D. Any Qualification / Observation of CA

1	
2	
3	
4	

Yours Faithfully,
UDIN-23121519BGWHZW2890
For Prashant Pathak & Associates
Chartered Accountants



Agreed and Accepted by:

Signature of Promoter
Name: M/s Deshpande Constructions
and Land Developers
Partner:- Mr. Purushottam Deshpande
Date: 28/02/2023

CA Prashant Sharad Pathak
Membership No-121519
G 2 & 5, Utility Centre, Opp Rajiv Gandhi Bhavan,
Sharanpur Road, Nashik - 422002

Deshpande Construction
& Land Developers
Partner