



PRASHANT PATHAK & ASSOCIATES

CA Prashant Sharad Pathak
M.Com, FCA

CHARTERED ACCOUNTANTS

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 / desh mukhjain@yahoo.com

**Annexure F
FORM 5**

(See Regulation 4)

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS FOR FY 2022-23
CHARTERED ACCOUNTANT CERTIFICATE**

Date:- 30/09/2023

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 2022 to 31st March 2023** 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 2023** and hereby certify that:

A. Deposits:

		For this Fiscal year FY 2022-23	Total for this project till 31/03/2023
1	Total amount collected from allottees	1,09,66,703.00	2,48,23,704.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	76,76,692.10	1,73,76,592.80
4	Total amount deposited in the Designated Bank Account	1,09,66,703.00	2,48,23,704.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100.00	100.00
6	Shortfall/Excess deposit (3-4)	(32,90,010.90)	(74,47,111.20)

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.





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B. Withdrawals

		For this Fiscal year FY 2022-23	Total for this project till 31/03/2023
1	Opening Balance of Designated Bank Account	4,04,169.30	-
2	Total Deposits	1,09,66,703.00	2,48,23,704.00
3	Total amount withdrawn	1,13,49,040.40	2,48,01,872.10
4	Closing Balance	21,831.90	21,831.90

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	During the year the designated bank account is transferred from Akola Janata Co-op Bank to Punjab National Bank.
2	Amount collected in Akola Janata Co-op Bank is considered upto 1 st December 2022 and amount withdrawn from Akola Janata Co-op Bank is considered upto 26 December 2022.
3	During the FY 2022-23 no sales is booked in books of accounts and only sale agreements are executed for the amounts collected from allottees
4	The Akola Janata Co-op Bank has closing balance on 31/03/2023 of Rs.311606.70 which is transferred in next FY 2023-24. but for the purpose of this certificate we had considered the closing balance on 31/12/2022 which is Rs.11830.90/- hence the closing balance at point No.B is Rs.21831.90
5	The designated account in Punjab National Bank is having closing balance on 31/03/2023 of Rs.10001/-

UDIN- 23121519BGWIEI5704

Agreed and Accepted by:

**Deshpande Construction
& Land Developers**

Signature of Promoter

Name: M/s Deshpande Constructions

and Land Developers

Partner:- Mr. Purushottam Deshpande

Yours Faithfully,
For Prashant Pathak & Associates
Chartered Accountants

Prashant Pathak

CA Prashant Sharad Pathak

Membership No-121519

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