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 / deshmukhjain@yahoo.com

Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS FOR FY 2023-24
CHARTERED ACCOUNTANT CERTIFICATE

Date:- 31/12/2024

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 2023** to **31st March 2024** With respect to MahaRERARegn 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 neccesary for thr 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 2024** and hereby certify that:

A. Deposits:

		For this Fiscal year FY 2023-24	Total for this project till 31-03-2024
1	Total amount collected from allottees	5,98,66,509.00	8,46,90,213.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	4,19,06,556.30	5,92,83,149.10
4	Total amount deposited in the Designated Bank Account	5,98,66,509.00	8,46,90,213.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100.00	100.00
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 proporation 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.

PRASHANT PATHAK & ASSOCIATES
FRN No. 126815W
NASIK
CHARTERED ACCOUNTANTS

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B. Withdrawals

		For this Fiscal year FY 2023-24	Total for this project till 31-03-2024
1	Opening Balance of Designated Bank Account	10,001.00	-
2	Total Deposits	5,98,66,509.00	8,46,90,213.00
3	Total amount withdrawn	5,98,76,504.00	8,46,90,207.00
4	Closing Balance	6.00	6.00

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Accont were within the withdrawal limit as certified under the relevent Form 1, Form 2 and Form 3 issued during the reporting period?
(Yes)

If No, Please provide the below details:-

S. No.	Date pf 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	We have conducted our engagement and examination in accordance with standards on Auditing, Guidance Note on Reports and certificate for special purpose and other applicable authoritative pronouncement issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the code of Ethics issued by the Institute of Chartered Accountants of India.
2	It is the primary responsibility of the management of **M/s Deshpande Constructions and Land Developers** to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibilty includes the design, implementation and maintanance of necessary and appropriate internal control commensurate with the nature and size of entity.
3	During the FY 2023-24 no sales is booked in books of accounts and only sale agreements are executed for the amounts collected from allottees
4	The designated account in Punjab National Bank is having closing balance on 31/03/2024 of Rs.6/-
5	In case of Flat No. D-304, D-1301 & 1504 no sale agreements are registered till 31st March 2024, Only Advance amount are received from above allotees, which is more than 10% of the sale consieration.

UDIN- 25121519BMIKRN1172
Agreed and Accepted by:

Signature of Promoter
Name: M/s Deshpande Constructions and Land Developers
Partner:- Mr. Purushottam Deshpande
Date: 31/12/2024

Deshpande Construction and Land Developers
Partner

Yours Faithfully,
For Prashant Pathak & Associates
Chartered Accountants

PRASHANT PATHAK & ASSOCIATES ★ FRN No. 126815W NASIK ★ CHARTERED ACCOUNTANTS

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