PATEL PATEL & CO.
Chartered Accountants

B-2, Gopalkrishna, Kelkar Road, Ram Nagar, Dombivli (E) 421201 : Email; dhirenpatelca@gmail.com

Annexure F - FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

M/s Radhe Enterprises

Date: 26-Nov-24

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawn by Vijay Arvindbhai Patel for the period from 01/04/2023 to 31/03/2024 with respect to Project Gokul Dham RERA Regn. Number P51600023263

1. This certificate is issued accordance with 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/We have obtained all the necessary information and explanation from the Company, 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 M/s Radhe Enterprises for the period ended 31/03/2024 and hereby certify that:

A. Deposits:

		Total For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees. Refer observation 2	3,45,42,495	7,52,45,074
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	2,41,79,746	5,26,71,552
4.	Total amount deposited in the Designated Bank Account	3,35,99,832	7,31,96,043
5.	% of Amount deposited in Designated Ban k Account [(4)/(1)* 100]	97%	97%
6.	Shortfall/(Excess) deposit (3-4)	(5,77,79,579)	(12,58,67,595)

Amount collected/deposited at Sr. No.1 & 2, shall not include pass through charges and indirect taxes.

Required proportion of money collected from allottees of the project units, as specified in the act, has been deposited in the Designated RERA Bank Account - Yes Above working is based on developers share Refer Notes / Observation below

M/S.RADHE ENTERPRISES

PARTNER

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B. Withdrawals:

Sr no	Particulars	Total For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	8,29,820	5,25,177
2.	Total Deposits	6,33,34,958	21,61,18,088
3.	Total amount withdrawn	6,32,56,763	21,57,35,250
4.	Closing Balance	9,08,015	9,08,015

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 - Yes.

C. Utilisation

I certify that the M/s Radhe Enterprises (Promoter - Vijay Arvindbhai Patel) has utilized the amounts withdrawn from designated Bank account towards project cost only, as specified in the act.

D. QUALIFICATIONS / OBSERVATION

1 Partner Capital introduced, amount received as loan, Auto FD maturity, GST and maintenance charges received have been deposited in RERA account.

2 Total deposits in table B includes receipt from customer, loan received, partner capital received, auto FD maturity, GST received, maintenance received etc. Total withdrawals in table B above includes payments for construction expenses, customer returns, GST paid, Auto FD created etc. M/s Radhe Enterprises have entered in to devlopment agreement with Anilkumar Manikchand Kalsiwal & others. Landlord has provided Form B at time of registeration of project. Amount received from customer is deposited in Escrow account where Landlord share 38% is paid and balance 62% developer share is used by developer for construction expenses. 62% of the amount received is deposited in RERA account and considered as collection from customer for M/s Radhe Enterprises. Total Receipt and Withdrawals in table B above is taken for period 01.04.2020 to 31.03.2024 and includes receipt from customer, loan received, partner capital received, auto FD maturity, GST received, maintenance received etc, similarly total withdrawals includes payments for construction expenses, customer returns, GST paid, Auto FD created etc.

3 Information about flat sold is given by management. We have verified amount received against flat sold in books of accounts of M/s Radhe Enterprises. During the course of audit we have obtained copies of Index - 2 on record from management for thoes flat which are sold and agreement of sale have been entered in to. Management is further advised to enter in to Agreement for sale with allotees as soon as amount equal to or more than 10% of total consideration of flat unit is received so that section 13 of RERA Act 2016 is complied with

M/S.RADHE ENTERPRISES

PARTNER

FOR M/S. PATEL PATEL & CO.
CHARTERED ACCOUNTANTS

PATEL PATEL & CO. CHARTERED ACCOUNTANTS DOMBIVLI

PARTNER
(M. No.: 123765)
(Firm Reg. No.: 132242W)

Agreed And Accepted
Promoter: Vijay Patel

UDIN: 24i23765BKBEFK24i3

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