

Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
M/s Shriram Pioneer Developers Private Limited (Erstwhile M/s. Ram Developers)
A-101 & 102, Pushpanjali Residency Phase 1,
Village Owale, Ghodbunder Road,
Thane - 400607

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s Shriram Pioneer Developers Private Limited (Erstwhile M/s. Ram Developers) for the period from 01-04-2023 to 31-03-2024 with respect to MahaRERA Regn Number P51700008949

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/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 registers, books and documents, and the relevant records of M/s Shriram Pioneer Developers Private Limited (Erstwhile M/s. Ram Developers) for the period ended 31-03-2024 and hereby certify that:
A. Deposits

Sr No	Particulars	For this Fiscal Year Rs	Total for this project till date Rs
1	Total amount collected from allottees	7,88,66,222/-	1,77,50,38,861/-
2	% of amount to be deposited as per act	70	70
3	Amount to be deposited as per act (1*2)	5,52,06,355/-	1,24,25,27,203/-



4	Total amount deposited in the Designated Bank Account	5,52,06,355/-	1,24,25,27,203/-
5	% of Amount deposited in Designated Bank Account [(4) / (1) * 100]	100	100
6	Shortfall/Excess deposit (3-4)	-	-

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 / No)- Refer Observation

If No, please mention the amount not deposited – Not Applicable

B. Withdrawals:

Sr.No	Particulars	For this Fiscal Year Rs.	Total for this project till date Rs.
1	Opening Balance of Designated Bank Account	23,03,590/-	16,97,686/-
2	Total Deposits	93,41,44,623/-	2,55,47,09,672/-
3	Total amount withdrawn	92,20,33,775/-	2,54,19,92,920/-
4	Closing Balance	1,44,14,438/-	1,44,14,438/-

specified in the Act All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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 / No) - **YES**

If No, please provide the below details:

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1.		
2.		

C. Utilisation:

I/We certify that, the M/s Shriram Pioneer Developers Private Limited (Erstwhile M/s. Ram 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 details:



Sr. No.	Date	Amount not utilised for Project Cost
1.		
2.		
3.		

D. Any Qualifications / Observations of CA

S. No.	Qualification / Observations
1.	Promotor has maintained more than 1 Bank accounts other than RERA Designated Bank Account, where customers receipts are deposited by promoters and amounts withdrawn from the said accounts is utilised for project expenses only.
2.	Form 5 is certified on the basis of the Audited Books of Accounts maintained by the promoters and other details / documents produced before us.

Agreed and Accepted by:
For M/s Shriraam Pioneer
Developers Private Limited

Mohan Baburao Shinde
Director



Date:

Yours Faithfully

For Anjali Ghatkar & Co
Chartered Accountants
FRN - 137539W

A.S. Ghatkar
Anjali Ghatkar
Proprietor
Membership No - 156459
Date: 12.11.2024
Place : Thane
UDIN : 24156459BKAVBB5856

