

UDIN: 24192179BKCZLI2415

Date: 27/02/2024

ANNEXURE - F
FORM - 5 [see Regulation 4]
CHARTERED ACCOUNTANT'S CERTIFICATE
(ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE)

To,
The Mr. Vasant Vithobaji Dhawale
18/1, Aalodi Wardha
Wardha, 442001

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Mr. Vasant Vithobaji Dhawale for the period from 01/04/2023 to 30/12/2023 with respect of MahaRERA Registration Number P50400029822.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ('RERA' or 'the Act') read along with the Maharashtra Real Estate (Regulation and Development) (Regulation 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 the Mr. Vasant Vithobaji Dhawale for the period ended 31 March 2023 and hereby certify that:

A. Deposits

Sr. No.	Particulars	For this Fiscal Year	Total for this project Till date
1	Total amount collected from the allottees	1440000	6907000
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	1008000	4834900
4	Total amount deposited in the Designated Bank Account	0	0
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	0	0
6	Shortfall/(Excess) deposit (3-4)	1008000	4834900



The 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 Bank Account? (Yes / No).

If No, please mention the amount not deposited.

The Amount Required to be Deposited in Designated Account Is Rs.1008000

B. Withdrawals

Sr. No.	Particulars	For this Fiscal Year	Total for this project Till date
1	Opening Balance of Designated Rank Account	NIL	NIL
2	Total Deposits		
3	Total amount withdrawn		
4	Closing Balance		

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

If No, Please provide the below details: -

Sr No	Date of Withdrawal	Amount of Excess Withdrawals
	NIL	

C. Utilization

I/We certify that, the Mr.Vasant Vithobaji Dhawale has not Maintained RERA Designated Account and been utilizing and Receiving the amount of Sale Proceeds On his Current Account maintained in Bank of Maharashtra Account No. 2359 Which was Utilized for the Project upto 100% as per Books of Accounts. All the Payment for the expenses was made from Bank of Baroda Opening Balace Rs. 24,21,009.82

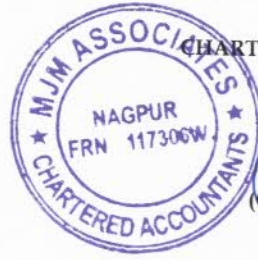


Sr. No	D. Any Quilifications/Observations of CA
1	1. The Promoter is not maintaining RERA Designated Account as per Section 4(2)(I)(D) of the RERA Act, 2016.
2	2. The Promoter has received Amount from Sale Proceeds in Bank Of Maharashtra Account ending on 2359 which is Current Account not Collection Account.

Yours Faithfully,

M/s. MJM ASSOCIATES

CHARTERED ACCOUNTANTS



FRN: 117306W

(CA Karan Mehendiratta)

PARTNER

M. No. : 192179

DATE: 27/02/2024

UDIN: 24192179BKCZLI2415

Agreed and accepted by:

Signature of Promoter

Name: Mr. Vasant Dhawale

Through Proprietor

Date : 27/02/2024