RATHI KAUSHIK & ASSOCIATES
CHARTERED ACCOUNTANTS

Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 14/12/2023

To.

ACEON VENTURES,
Goverdhan Complex, 1st Floor,
Besides Syndicate Bank,
Manish Nagar, Nagpur: 440034

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **ACEON VENTURES**

Project: Angel's Paramount for the period from01.04.2022 to 31.03.2023 with respect to **MahaRERA Regn Number P50500019515**

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, 201* **7.**

2. *I have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.*

3. *I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of Acecon Ventures for the period ended 31.03.2023 and hereby certify that:*

RATHI KAUSHIK & ASSOCIATES CA FRN : 136214W NAGPUR CHARTERED ACCOUNTANTS

Head Office : Plot No. 16, Shanti Vihar Society, Crorepati Galli, Near Hislop College, Civil Lines, Nagpur-440 001.
Second Office : 104, Gayatri Palace, Central Avenue, Darodkar Square, Near Aaychit Mandir, Mahal, Nagpur -440002
Cell : +91-98228 72983, +91-95031 91119, +91-98811 21315 / E-mail : carkangp@gmail.com
♦ Nagpur ♦ Sausar (M.P.) ♦ Malkapur ♦ Amravati

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A. Deposits:

Sr. No.	Particulars	For this Financial year (In Rs.)	Total for this project till date (In Rs.)
1.	Total amount collected from allottees	Rs. 5,19,63,160/-	Rs. 7,86,09,649.40/-
2.	70 % of amount to be deposited as per	Rs. 3,63,74,212/-	Rs. 5,50,26,754.58/-
3.	Amount to be deposited as per act (1*2)	Rs. 3,63,74,212/-	Rs. 5,50,26,754.58/-
4.	Total amount deposited in the Designated Bank Account	Rs. 3,63,74,212/-	Rs. 5,50,26,754.58/-
5.	% of Amount deposited in Designated Bank Account [(4)1(1)* 100]	70%	70%
6.	Shortfall/Excess	0.00	0.00

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.

RATHI KAUSHIK & ASSOCIATES CHARTERED ACCOUNTANTS FRN : 136214W NAGPUR

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B. Withdrawals

		For this Financial year (In Rs.)	Total for this project till date
1.	Opening Balance of Designated Bank Account	Rs. 35,91,607.38/-	Rs. 0.00
2.	Total Deposits (70%)	Rs. 3,63,74,212/-	Rs. 5,50,26,754.58/-
3.	Total amount withdrawn	Rs. 2,22,92,293.50/-	Rs. 3,73,53,228.70/-
4.	Closing Balance	Rs. 1,76,73,525.88/-	Rs. 1,76,73,525.88/-

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 I, 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.	-	-

Note.: This amount does not include the cost incurred for purchase of the land and preliminary expenses as the same is not incurred through the designated Bank account. Hence, even if the limit prima facie resembles to cross the withdrawal limit as specified in RERA Act, but still it is under the limit due to the amount already spent on the acquisition of the land and other preliminary expenses.

RATHI KAUSHIK & ASSOCIATES
CA
FRN : 136214W
NAGPUR
CHARTERED ACCOUNTANTS

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C. Utilization

I hereby certify that, the Aceon Ventures 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:-
Nil

D. Any Qualifications / Observations of CA: Nil

For Rathi Kaushik & Associates
Chartered Accountants
FRN: 136214W

Place: Nagpur
Date: 14th December 2023
UDIN: 23151141BGVNQO8206

RATHI KAUSHIK & ASSOCIATES * CHARTERED ACCOUNTANTS * CA FRN : 136214W NAGPUR

Gaurav M. Kaushik
M. No. 151141 (Partner)

ACECON VENTURES * NAGPUR *

Agreed and Accepted by:
Signature of Proprietor
Name: Prem Jhamnani
Date: 01.12.2023

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