SWATI R JAIN& ASSOCIATES

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FORM-5 (See Regulation 4)
ANNUAL REPOT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,

The Gandhi Builders and Developers
(Proprietor: Narendra Dharnidharji Gandhi)
PAN: ACIPG8340D
Address: Plot No 39,Vitthal Krupa,Manewada Road,Balaji Nagar,Near Shiv Mandir,Nagpur-440027

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the M/s. Gandhi Builders and Developers for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn. Number P50500023065

1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017.

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

3 We hereby confirm that we have examined the prescribed register, books and documents, and the relevant records of M/s. Gandhi Builders and Developers for the period ended 31/03/2023 and hereby certify that :

Sr.No		Particulars	Amount Rs.	
			For this Fiscal Year	Total for this project till date
A		**Deposits :**		
	1	Total amount collected from Allottees	15,16,29,775.00	39,89,88,078.00
	2	% of amount to be deposited as per the Act	0.70	0.70
	3	Amount to be deposited as per the Act (1*2)	10,61,40,842.50	27,92,91,654.60
	4	Total amount depoited in the designated bank Account	15,16,29,775.00	39,89,88,078.00
	5	% of amount depoited in the designated bank Account (4/1*100)	100.00	100.00
	6	Shortfall / Excess Deposit (3-4)	-4,54,88,932.50	-11,96,96,423.40

Note :
1 Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.
2 Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the designated RERA bank account ?
3 If no please mention the amount not deposited

Sr.No		Particulars	Amount Rs.	
			For this Fiscal Year	Total for this project till date
B		Withdrawals :		
	1	Opening Balance of designated bank account	0.00	0.00
	2	Total Deposits	15,16,29,775.00	39,89,88,078.00
	3	Total Amount withdrawn	15,16,29,775.00	39,89,88,078.00
	4	Closing Balance	0.00	0.00

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period ?

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals

C **Utilisation :**

We certify that the M/s. Gandhi Builders and Developers has utilized the amount 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 utilized for the project cost

D **Any qualification / observations by CA :**

Sr. No.	Qualification / Observation
1	NIL

Yours fatithfully,

For,Swati R. Jain & Associates
FRN: 152280W

CA Swati R. Jain
MRN: 145848

UDIN : 24145848BKEOEQ4466

Swati R. Jain & Associates
FRN:152280W
Chartered Accountants

Agreed & Accepted by

Mr. Narendra Dharnidharji Gandhi

Date : 28-03-2024
Place : Nagpur