KHANZODE & SHENWAI
CHARTERED ACCOUNTANTS
GS-20/21, Ground Floor, Amarjyoti Palace, Wardha Road,
Dhantoli, Nagpur-440012. ☎ : 0712-2444798

Annexure F
FORM 5

***(See* Regulation 4)**

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Ozen Developers,
Plot no 6, Chandraprastha,
5th Floor Friends Society,
NAGPUR- 440022

Date: 06/12/2023

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Ozen Developers** for the period from **01-04-2021** to **31-03-2022** with respect to Project title **Ozen Florence** MahaRERA Registration Number **P50500030802.**

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. 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 registers, books and documents, and the relevant records of (Promoter) for the period ended 31st March 2022 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	3,79,83,977	4,06,21,582
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	2,65,88,784	2,84,35,107
4.	Total amount deposited in the Designated Bank Account	24,50,000	24,50,000
5.	% of Amount deposited in Designated Bank Account [(4)1(1)*100]	6.45%	6.03%
6.	Shortfall/Excess deposit (3-4)	(2,41,38,784)	(2,59,85,107)

KHANZODE & SHENWAI ★ NAGPUR ★ Chartered Accountants

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? NO

If No. Please mention the amount not deposited.

Total Amount collected from Allottees	Amount Deposited in Designated Account (ICICI RERA Bank Account)	30% RERA Account	Amount Deposited in Others Account (ICICI Account)	Amount Deposited in Cash	Amount Deposited through Other Mode
4,06,21,582	24,50,000		36,146,582	-------	20,25,000

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	Nil	Nil
2.	Total Deposits	24,50,000	24,50,000
3.	Total amount withdrawn	24,36,679	24,36,679
4.	Closing Balance	13,320	13,320

As specified in the Act, **All** the amounts withdrawn during the year from RERA Bank Accountwere within the withdrawal limit as certified under the relevant Form I, Form 2 and Form 3 issued during the reporting period? NA

If No, Please provide the below details:-

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

C. Utilisation

We certify that, the Ozen Developershas utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, please provide the below details:-

S.No.	Date	Amount not utilised for Project Cost
1.	NA	NA

KHANZODE & SHENWAI NAGPUR Chartered Accountants

D. Any Qualifications / Observations of CA

1.	**NIL**
2.	**NIL**

Yours Faithfully,

For, KHANZODE SHENWAI,
Chartered Accounatants,



R.S Khanzode
(Partner)
Membership Number: 035652
UDIN: 23035652BGXODI3105

Agreed and Accepted by:
For Ozen Developers

Vivek Rusukale
(Partner)
Date: 06/12/2023