

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

Date: 06/12/2023

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

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Ozen Developers** for the period from **01-04-2022** to **31-03-2023** 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 2023 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	27,61,000	3,48,15,113
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	19,32,700	2,59,50,903
4.	Total amount deposited in the Designated Bank Account	25,00,000	49,50,000
5.	% of Amount deposited in Designated Bank Account [(4)1(1)* 100]	90.55%	14.22%
6.	Shortfall/Excess deposit (3-4)	(5,67,300)	2,10,00,903



CA. RAJESH KHANZODE
CA. CHARUDUTT MARATHE
CA. ANKUR AGRAWAL
CA. RAKESH THAKRE

CA. ANIRUDDHA SHENWAI
CA. ARJUN PHATAK
CA. NIKITA DESHPANDE

Email : khanzodeshenwai@gmail.com

CA. MANOJ JODH
CA. DHANASHREE PHATAK
CA. RUCHA MASE

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
3,48,15,113	49,50,000		2,78,40,113	-----	20,25,000

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	13320.44	Nil
2.	Total Deposits	24,82,623	49,32,623
3.	Total amount withdrawn	24,95,623	49,32,303
4.	Closing Balance	320	320

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? 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 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:-

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



D. Any Qualifications / Observations of CA

1.	NIL
2.	NIL

Yours Faithfully,
For, KHANZODE SHENWAI,
Chartered Accountants,



R.S Khanzode
(Partner)
Membership Number: 035652
UDIN: 23035652BGXODS3127

Agreed and Accepted by:
For Ozen Developers,

Vivek Hasunkale
(Partner)

Date: 06/12/2023