Patel & Sharma
Chartered Accountants

Office no 201-202 Trimurti Complex,
Next to Ultimate Business Centre (UBC),
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Annexure F

FORM 5

ANNUAL REPORT OF STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANTS CERTIFICATE

Date: 27/09/2024

To,
Gini Citicorp realty LLP
3D C wing, Gulmohar Apartment,
Gen Thimmaya Road, East Street,
Pune, Maharashtra,411001

SUBJECT: Report on Statement of Account on project fund deposit, utilization and withdrawal by **Gini Citicorp realty LLP** for **Gini Belvista- Phase 3** project for the period from **01/04/2023 to 31/03/2024** with respect to MahaRERA Number **P52100032590**.

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. 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 **Gini Citicorp realty LLP** for the period ended **31st March 2024** and hereby certify that:



A. Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1.	Total amount collected from allottee	Rs. 27,45,70,222/-	Rs. 53,98,08,334/-
2.	Percentage of amount to be deposited as per act	70.00%	70.00%
3.	Amount to be deposited as per act (1*2)	Rs. 19,21,99,155/-	Rs. 37,78,65,834/-
4.	Total amount deposited in the Designated Bank Account	Rs. 20,14,09,486/-	Rs. 39,61,52,659/-
5.	Percentage of Amount deposited in Designated Bank Account [(4)/(1)*100]	73.35%	73.39%
6.	Shortfall/Excess deposit (3-4)	(Rs. 92,10,330/-)	(Rs. 1,82,86,825/-)

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.

B. Withdrawals

Sr. No.	Particular	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	-	-
2.	Total Deposits	Rs. 20,14,09,486	Rs. 39,49,37,446
3.	Total amount Withdrawn	Rs. 20,14,09,486	Rs. 39,49,37,446
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? (No)

If No, Please provide the below details:-

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawals
1.		
2.		

PATEL & SHARMA CHARTERED ACCOUNTANTS FRN NO. 130044W PUNE

C. **Utilizations**

We certify that, the **Gini Citicorp realty LLP** has utilized the amounts withdrawn from designated bank account towards project cost only, as per specified in the act.

If No. please provide the below details:

S. No.	Date	Amount not utilized for Project Cost
1		
2.		

D. **Any Qualifications/Observations of CA**

1	**Collection and utilization has been certified by Management.**
2	Amounts collected and withdrawn during the year are for the period of 01.04.2023 to 31.03.2024 and Amounts collected and withdrawn till date are derived by adding current year's figures in the figures disclosed Last Year.
3	Amounts deposited in collection account which do not pertain to customer is also split into 70%/30%, such amounts are excluded while calculating amounts collected during the year, but the proportion of it wrongly deposited in designated bank account forms part of balances of designated bank account
4	The promoter has not updated details regarding Designated bank account in RERA Portal.
5	GST amount collected and Stamp Duty amounts from customers are also received in collection account and split proportionately in Designated account. Hence, there is extra deposits in designated bank account.

Yours Faithfully,
For, Patel and Sharma
Chartered Accountants

PATEL & SHARMA CHARTERED ACCOUNTANTS FRN NO. 137044W PUNE

CA Sneha Saraswat
Partner
Membership No: 164398
FRN: 137044W
UDIN: 24164398BKCOLH5415
Date: 27/09/2024

Agreed and Accepted By:
Gini Citicorp Realty LLP

GAUTAM VINOD HARLALKA

Digitally signed by GAUTAM VINOD HARLALKA
Date: 2024.09.28 18:32:30 +05'30'

GINI CITICORP REALTY LLP PUNE

Signature of Promoter
Date: