



M/s Pratik D. Jain & Associates
Chartered Accountants

Office No. 7, Madhumalati Market, Above HDFC ATM, Sarda Circle, Nashik-422001.
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FORM 5
[See Regulation 4]
Annual Report on Statement of Accounts
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 02.01.2025

To,
Mr. Yogiraj Shivajirao Marathe,
House Number 7, Ratandeept Tower,
Agra Road, Deopur, Dhule- 424005.

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by "Rohini Apartment" for the project Mr. Yogiraj Shivajirao Marathe for the period from 01.04.2022 to 10.03.2023 (Up to Occupancy Certificate) with respect to MahaRERA Regn. Number: P49800011983.

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 "Rohini Apartment" for the period ended 10 March 2023 (Up to Occupancy Certificate) and hereby certify that:

A. Deposits:

Sr.no	Particulars	For this Fiscal Year From 01.04.2022 To 10.03.2023	Total for this project till date i.e. 10.03.2023
1	Total amount collected from allottees	1,79,289.00	2,50,47,680.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	1,25,502.30	1,75,33,376.00
4	Total amount deposited in the Designated Bank Account	1,79,289.00	1,51,14,289.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	60.34%
6	Shortfall / Excess deposit (3-4)	(53,786.70)	24,19,087.00

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? :No

If No, please mention the amount not deposited- Rs.24,19,087 is not deposited in RERA designated bank account.

B. Withdrawals:

Sr.no	Particulars	For this Fiscal Year from 01.04.2022 To 10.03.2023	Total for this project till date i.e. up to 10.03.2023
		HDFC Bank A/c No.:26722000000088	HDFC Bank A/c No.: 26722000000088
1	Opening Balance of Designated Bank Account	56,042.56	17,04,904.60
2	Total Deposits	2,89,96,513.00	15,54,55,280.63
3	Total amount withdrawn	2,90,52,555.56	15,71,60,185.23
4	Closing Balance	0.00	0.00

Note: Deposits in designated bank account also includes funds not related to collection from customers.

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? (Yes / No): No

If No, please provide the below details: -

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
1.	Refer Note No.3	Refer Note No.3

C. Utilization:

We certify that, the **Mr. Yogiraj Shivajirao Marathe** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. -As per self-certification obtained from the promoter amount collected from customers are utilized for project cost only.

If No, Please provide the below details: -

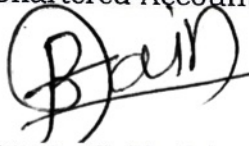
Sr. No	Date	Amount not utilized for project cost
1.	Not Applicable	Not Applicable

D. Any Qualification / Observations of CA

1.	We have conducted our engagement and examination in accordance with standards on Auditing, Guidance Note on Reports and Certificates for special purposes and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
2.	It is the primary responsibility of the management of Mr. Yogiraj Shivajirao Marathe to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.

3.	Promoter has also deposited self-funds in RERA designated bank account, hence it is not possible for us to report date wise excess withdrawals.
4.	The promoter has obtained an occupancy certificate from Dhule Municipal Corporation dated 10.03.2023, copy of the same is attached herewith.

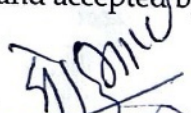
Yours faithfully,
For Pratik D. Jain & Associates
Chartered Accountants



CA Pratik D. Jain
Proprietor
M. No- 610534
FRN: 157225W
UDIN: 25610534BMJFII8949
Date: 02.01.2025
Place: Nashik



Agreed and accepted by:


PROPRIETOR
YOG CONSTRUCTION

Name: Mr. Yogiraj S. Marathe
Designation: Proprietor
Date: 02.01.2025
Place: Dhule

