



Since 1986

Anilkumar Shah
M. Com. (Hons.) F.C.A

A. R. SHAH & ASSOCIATES
CHARTERED ACCOUNTANTS

9 – Datta Colony, Shahunagar, Jalgaon – 425001

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FORM 5 [See Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To

MANAS DEVELOPERS

10 Shivajinagar, Jalgaon-425001.

Subject: Report on Statement of Accounts on project fund utilization and withdrawal by **MANAS DEVELOPERS** for the period from **19-05-2021 to 31-12-2022** with respect to MahaRERA Regn. Number - **P49900020416**.

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 Company, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. Important background
 - The firm is maintaining only one Bank account for all its projects.
 - For the current project first receipt was received on 19-05-2021.
 - There is no cash receipt received and all the receipts are through bank only.
 - Entire sale is only after getting the completion certificate which is applied on 05-07-2021.
 - Entire construction expenses are incurred by the firm out of its own funds.
 - Out of total 24 flats only 10 are sold and 14 are still unsold and not even booked.

With this background, we hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of **MANAS DEVELOPERS** for the period ended **31-12-2022** produced before us for the purpose and certify that: -

A. Deposits

S. No.	Amount received and deposited in the designated bank account	From 19-05-2021 to 31-12-2022	
		For this fiscal year	Total for this project
1.	Total amount collected from allottees	1,32,00,000	2,18,00,000
2.	% of amount to be deposited as per act	100%	100%
3.	Amount to be deposited as per act (1*2)	1,32,00,000	2,18,00,000
4.	Total amount deposited in the Bank	1,32,00,000	2,18,00,000
5.	% of Amount deposited in the Bank {(4)/(1)*100}	100%	100%
6.	Shortfall/Excess deposit (3-4)	NIL	NIL

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/No): **Yes**.
If No. Please mention the amount not deposited: **Not Applicable**.



B. Withdrawals

S. No.	Deposits & Withdrawals from the designated bank account	From 19-05-2021 to 31-12-2022	
		For this fiscal year	Total for this project
1.	Opening Bal. of the Bank on 19-5-2021	31,62,116	2,28,341
2.	Total Deposits	1,47,69,014	2,18,00,000
3.	Total amount withdrawn	1,77,37,623	3,52,02,631
4.	Closing Balance as on 31-12-2022	1,93,507	1,93,507

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 I. Form 2 and Form 3 issued during the reporting period? (Yes/No): **As explained to us this is not applicable as a single account is maintained.**

If No. Please provide the below details: -

S. No.	Date of Withdrawal	Amount of Excess Withdrawals
1.	Not Applicable	

C. Utilization

We Certify that, the Manas 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: -

S. No.	Date	Amount not utilized for Project cost
1.	Not Applicable	

D. Any Qualification/ Observations of CA

1	NIL
2	
3	
4	

Yours Faithfully,
For, A. R. SHAH & ASSOCIATES
Chartered Accountants
ICAI Firm Regn. No. 125323W



(Signature)
(Anilkumar Shah)

Proprietor

Memb.No.39175

UDIN: 23039175BGXVCW9921

Agreed and Accepted by:

(Signature)
Signature of Promoters
Name: *Rajesh S. Jain*
JALGAON. Date: 18th February, 2023