P C Bhandari and Co.
CHARTERED ACCOUNTANTS

"First Floor", Kanchan,
Bhandari Bhavan, Ramdas Peth,
Akola-444001
Phone: 94221-61138
E mail: pcthegreatest@gmail.com

FORM 5 (see Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT CERTIFICATE
(WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

Date: 24/10/2024

To,
Kothari Construction Co,
A- 103, 1st floor,
Rami Heritage,
Opp. Old RTO office,
Akola-444001

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by Kothari Construction Co for the period from 01/04/2023 to 31/03/2024 with respect to project "**Lotus Park**"- Maharera Regn. Number - **P50100047492.**

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 have obtained all the 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. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of Kothari Construction Co for the period ended 31/03/2024 and hereby state that:

P.C. BHANDARI & CO. 'Kanchan' Ramdaspeth, Akola (M.S) CHARTERED ACCOUNTANTS

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A. Deposits:

Sr. No.	Particulars	For the Fiscal Year	Total for the project till date
1.	Total Amount collected from allottees	17,12,000.00	2,84,38,000.00
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	11,98,400.00	1,99,06,600.00
4.	Total amount deposited in the designated bank account	17,12,000.00	20,76,000.00
5.	% of amount deposited in designated bank account [(4)/(1)*100]	100 %	7.30 %
6.	Shortfall/Excess deposit (3-4)	-5,13,600.00	1,78,30,600

Has the required portion 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.1,78,30,600 not deposited in designated bank account.

B. Withdrawals

Sr. No.	Particulars	For the Fiscal Year	Total for the project till date
1.	Opening Balance of designated bank account	3,587.00	5,000.00
2.	Total Deposits	17,12,000.00	20,76,000.00
3.	Total amount withdrawn	16,21,145.00	19,86,558.00
4.	Closing Balance	94,442.00	94,442.00

As specified in the Act, all the amount withdrawn during the year from RERA Bank account were within the withdrawal limit as certified under relevant Form 1, Form 2 and Form 3 issued during the reporting period? **We cannot comment on the said clause as the promoter has not taken any certificate (Form 1, Form 2 and Form 3) from the respective professional during the reporting period.**

P.C. BHANDARI & CO. 'Kanchan' Ramdaspeth, Akola (M.S) CHARTERED ACCOUNTANTS

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If No, please provide the below details :-

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawal
1.	NA	NA

C. Utilization

I certify that, the Kothari Construction Co 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:

Sr. No.	Date	Amount not utilized for the project
1.	NA	NA

D. Any Qualification / Observation of CA

1.	This Certificate has been issued on the basis of limited review of books of accounts.

Agreed and Accepted by :

Signature of Promoter
Name : Pankaj Kothari
Partner
Date : 24 /10/2024

P C Bhandari & Co.
Chartered Accountants
FRN : 114079W

Prakash C Bhandari
MEM. NO : 039710
UDIN : 24039710BKCXNW2162