



FORM 5 (see Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

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 01/04/2024 to 31/03/2025 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 31/03/2025 and hereby state that:

A. Deposits:

Sr. No.	Particulars	For the Fiscal Year	Total for the project till date
1.	Total Amount collected from allottees	13,40,000.00	2,97,78,000.00
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	9,38,000.00	20,84,46,000.00
4.	Total amount deposited in the designated bank account	12,40,000.00	33,16,000.00
5.	% of amount deposited in designated bank account $[(4)/(1)*100]$	92.54 %	11.14%
6.	Shortfall/Excess deposit (3-4)	-3,02,000.00	2,05,13,000.00

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. 20513000.00 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	94442.00	5000.00
2.	Total Deposits	1240000.00	3316000.00
3.	Total amount withdrawn	1324575.00	3311133.00
4.	Closing Balance	9867.00	9867.00

As specified in the Act, all the amount withdrawn during the year from RERA Bank account were within the withdrawal limit as certified under relevant Form 1, Form 2 and Form 3 issued during the reporting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.**

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.
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Place:-Akola

Date:09/01/2026

AGREED AND ACCEPTED BY

SIGNATURE OF PROMOTER

NAME : PANKAJ RAMESHCHANDRA KOTHARI
(PROP: M/S KOTHARI CONSTRUCTION COMPANY)

FOR P. C. BHANDARI & CO.
CHARTERED ACCOUNTANTS

[FRN114079W]

[P. C. BHANDARI - PARTNER]

[Membership No. 039710]

UDIN: 26039710DXSCVA2448

