Sagar S Rathi & Associates
Chartered Accountants
FRN No. 142386W

CA Sagar S Rathi
B.Com.,ACA

Near Maheshwari Bhavan,
New Radhakishan Plot,
Akola – 444001 (M.S.)
Mob: 9923452257/7276216652
E-mail: sagar.suresh.rathi@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: 12/10/2024

To,
Sandip S Deshmukh,
Deshmukh Fail,
Old City,
Akola-444001

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Sandip S Deshmukh for the period from 01/04/2023 to 31/03/2024 with respect to project "**ADITYA HEIGHTS**"- Maharera Regn. Number - **P50100052885.**

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 Sandip S Deshmukh for the period ended 31/03/2024 and hereby state that:

Sagar S. Rathi & Associates
F.R. No. 142386W
Chartered Accountant

Sagar S Rathi & Associates
Chartered Accountants
FRN No. 142386W

CA Sagar S Rathi
B.Com.,ACA

Near Maheshwari Bhavan,
New Radhakishan Plot,
Akola – 444001 (M.S.)
Mob: 9923452257/7276216652
E-mail: sagar.suresh.rathi@gmail.com

A. Deposits:

Sr. No.	Particulars	For the Fiscal Year	Total for the project till date
1.	Total Amount collected from allottees	00.00	00.00
2.	% of amount to be deposited as per Act	NA	NA
3.	Amount to be deposited as per Act (1*2)	NA	NA
4.	Total amount deposited in the designated bank account	NA	NA
5.	% of amount deposited in designated bank account [(4)/(1)*100]	NA	NA
6.	Shortfall/Excess deposit (3-4)	00.00	00.00

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? NA

If No, Please mention the amount not deposited.

B. Withdrawals

Sr. No.	Particulars	For the Fiscal Year	Total for the project till date
1.	Opening Balance of designated bank account	00.00	00.00
2.	Total Deposits	00.00	00.00
3.	Total amount withdrawn	00.00	00.00
4.	Closing Balance	00.00	00.00

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? NA

If No, Please provide the below details :-

Sagar S. Rathi & Associates ★ F.R. No. 142386W ★ Chartered Accountant

Sagar S Rathi & Associates
Chartered Accountants
FRN No. 142386W

CA Sagar S Rathi
B.Com.,ACA

Near Maheshwari Bhavan,
New Radhakishan Plot,
Akola – 444001 (M.S.)
Mob: 9923452257/7276216652
E-mail: sagar.suresh.rathi@gmail.com

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

C. Utilization

I certify that, the Sandip S Deshmukh 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 : Sandip S Deshmukh
Partner
Date : 17/10/2024

SAGAR S. RATHI & ASSOCIATES
Chartered Accountants
FRN 142386W

Sagar S. Rathi & Associates ★ F.R. No. 142386W ★ Chartered Accountant

SAGAR SURESH RATHI
PROPRITOR
MEM. NO. 171165
UDIN 24171165BKHKRI1237