

AAA & CO.,

CHARTERED ACCOUNTANTS

SHREE JEEN KRUPA, CHAITANYA COLONY,

GORAKSHAN ROAD, AKOLA (Maharashtra) – 444004

Mobile No. +91 9405967344

Annexure F

Form 5

(See Regulation 4)

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE
PROMOTOR'S COMPANY/FIRM)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT CERTIFICATE

Date: 14.02.2025

To

Shri Sunil Shriram Hatekar

"TORAN",

Near Bharat Vidhyalya Ground,

Tapadia Nagar,

Akola - 444001

Subject: - Report on Statement of Accounts on project fund deposit, utilization and withdrawal by for the period from 01.04.2023 to 31.03.2024 with respect to MahaRERA Registration Number P50100032595.

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/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended 31.03.2024 and hereby certify that:

A: Deposits:

		For Fiscal Year	Total for This Project till 31.03.2024
1	Total amount collected from allottees	11490000	11490000
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	8043000	8043000
4	Total amount deposited in the Designated Bank Account.	11490000	11490000
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6	Shortfall/Excess deposit (3-4)	3447000	3447000

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**

If No. Please mention the amount not deposited.

B. Withdrawals:

		For Fiscal Year	Total for this Project till 31.03.2024
1	Opening Balance of the Designated Bank Account	35816.34	0.00
2	Total deposits	14195003.00	18320003.00
3	Total amount withdrawn	14060800.66	18149984.32
4	Closing Balance	170018.68	170018.68

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting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

If No, please provide the below details: -

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawals

C. Utilisation:

I/We certify that, the Shri Sunil Shriram Hatekar has utilized the amounts 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 utilised for Project Cost

D. Any Qualifications / Observations of CA: -

1	The total amount of ₹1,14,90,000/- collected from the allottees has been deposited into the designated bank account, while the promoter has contributed an additional ₹27,05,003/- from their own funds.
2	The total withdrawal made till 31.03.2024 includes the amount of Rs.10950000/- withdrawn by the promoter.
3	The total cost incurred till 31.03.2024 is of Rs. 57079474/- (Including land cost of Rs. 6405040/-). The cost of construction is incurred from the own funds of the promotor. Out of the total construction cost amount of Rs. 7199984/- is utilized through designated bank account and the balance amount of Rs. 49879490/- is utilized through promoter own bank account.

Yours Faithfully,

For: AAA & Co.,

Chartered Accountants


(Ashish A. Agrawal – Proprietor)

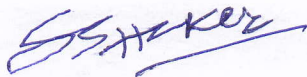
(Membership No. 161014)

(FRN: 145454W)

UDIN: 25161014BMULRN5835



Agreed and accepted by:



Signature of Promoter

Name: **Sunil Shriram Hatekar**

Date: **15-02-2025**