



# SKTS & ASSOCIATES

## CHARTERED ACCOUNTANTS

AMRAVATI • KARANJA LAD

### Annexure F

### FORM 5

(See Regulation 4)

### ANNUAL REPORT STATEMENT OF ACCOUNTS

### CHARTERED ACCOUNTANT'S CERTIFICATE

To,

**SAI DUTTA DEVELOPERS,**

**Address: 204, TIRUPATI TOWER, AMBADEVI ROAD, GANDHI CHOWK,  
AMRAVATI - 444601.**

**Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by Sai Dutta Developers for the period from 01/04/2023 to 31/03/2024 with respect to MahaRERA Registration Number P50300032125(SAIKRUPA).**

1. This Certificate is issued in accordance with the provisions of 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 & 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 & Documents, and the relevant records of Sai Dutta Developers for the period ended 31/03/2024 and hereby certify that:

#### **A. DEPOSITS**

|    |                                                                        | <b>For this Fiscal Year</b> | <b>Total for this Project till date</b> |
|----|------------------------------------------------------------------------|-----------------------------|-----------------------------------------|
| 1. | Total amount collected from allottees                                  | 1,70,66,900/-               | 1,83,56,900/-                           |
| 2. | % of amount to be deposited as per Act                                 | 70%                         | 70%                                     |
| 3. | Amount to be deposited as per Act (1*2)                                | 1,19,46,830/-               | 1,28,49,830/-                           |
| 4. | Total amount deposited in the Designated Bank Account                  | 1,70,66,900/-               | 1,83,56,900/-                           |
| 5. | % of Amount deposited in the Designated Bank Account [(4) / (1) * 100] | 100                         | 100                                     |
| 6. | (Shortfall)/ Excess Deposit (3-4)                                      | 51,20,070/-                 | 55,07,070/-                             |



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📍 Office Address : Shop No. 9, Gulshan Tower, Jaistambh Chowk, Amravati 444601

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges & indirect taxes.

Has the required proportion of the money collected from allottees of the project units, as specified in the Act, deposited in the Designated RERA Bank Account?

**Ans: Yes**

**B. WITHDRAWALS**

|           |                                            | <b>For this Fiscal Year</b> | <b>Total for this Project till date</b> |
|-----------|--------------------------------------------|-----------------------------|-----------------------------------------|
| <b>1.</b> | Opening balance of Designated Bank Account | -                           | -                                       |
| <b>2.</b> | Total Deposits                             |                             |                                         |
|           | From allottees of project                  | 1,70,66,900/-               | 1,83,56,900/-                           |
|           | From Others                                | 0                           | 0                                       |
| <b>3.</b> | Total Amount Withdrawn                     |                             | <b>0</b>                                |
|           | To other bank Account of same promoter     | 1,70,66,900/-               | 1,83,56,900/-                           |
|           | Bank Charges                               | 0                           | 0                                       |
| <b>4.</b> | Closing Balance                            | 0                           | 0                                       |

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**

**C. UTILISATION**

We certify that, the SAIKRUPA has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act.

**D. ANY QUALIFICATIONS / OBSERVATIONS OF CA**

|    |                                                                                                                                                                                |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Promoter has mentioned 100% account in RERA application Form. Hence the closing balance of 100% account is NIL because it is transferred to 70% and 30% account automatically. |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Agreed and accepted by:

Signature of Promoter  
Name: Jayant Dalal

Date: 18/02/2025

For SKTS & Associates  
Chartered Accountants  
FRN: 156843W

*CA Manish Khushla*  
CA Manish Khushla  
Partner

M.No.- 606810

UDIN : 25606810BMJMGY3910

