KHANZODE & SHENWAI
CHARTERED ACCOUNTANTS
GS-20/21, Ground Floor, Amarjyoti Palace, Wardha Road,
Dhantoli, NAGPUR-440012. ☎ : 0712-2444798

CA INDIA
Website : www.cakhanzodeshenwai.com

Annexure F
FORM 5

***(See* Regulation 4)**

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 07/02/2025

To,
Emaar Developers & Builders Pvt. Ltd.,
558, Fawara Chowk
Near Ram Coolers,
New Shukrawari, NAGPUR -440032.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/S Emaar Developers & Builders Pvt. Ltd** for the period from **01-04-2023** to **31-12-2024** with respect to MahaRERA Registration Number **P50500001473**.

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. We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended 31st Dec 2024 and hereby certify that:

A. Deposits:

		For this Fiscal year upto 31/12/2024	Total for this project till date
1.	Total amount collected from allottees	3,86,11,501	65,28,46,692
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	2,70,28,051	45,69,92,684
4.	Total amount deposited in the Designated Bank Account	57,05,000	35,01,04,187
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	14.78%	53.62%
6.	Shortfall/Excess deposit (3-4)	2,13,23,051	10,68,88,498

KHANZODE & SHENWAI ★ NAGPUR ★ Chartered Accountants

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? NO

If No. Please mention the amount not deposited.

Total Amount collected from Allottees	Amount Deposited in Designated Account (SBI RERA Bank Account)	30% RERA Account	Amount Deposited in Others Accounts	Amount Deposited in Cash	Amount Deposited through Other Mode
65,28,46,692	35,01,04,187	-	30,26,62,505	-	80,000

B. Withdrawals

		For this Fiscal year upto 31/12/2024	Total for this project till date
1.	Opening Balance of Designated Bank Account	3,14,848	Nil
2.	Total Deposits	57,05,000	35,01,17,301
3.	Total amount withdrawn	60,06,734	35,01,04,187
4.	Closing Balance	13,114	13,114

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? NA

If No, Please provide the below details:-

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1.	NA	NA

C. Utilisation

We certify that, the **EMAAR DEVELOPERS & BUILDERS PVT. LTD.** 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:-

S.No.	Date	Amount not utilised for Project Cost
1.	NA	NA

KHANZODE & SHENWAI ★ NAGPUR ★ Chartered Accountants

D. Any Qualifications / Observations of CA

1.	**Total amount collected from allotees not deposited in designated bank account.**
2.	**NIL**

Yours Faithfully,
For, Khanzode and Shenwai,
Chartered Accountants,
FRN : 112415W

KHANZODE & SHENWAI ★ NAGPUR ★ Chartered Accountants

C.A. Arjun Phatak
(Partner)
Membership Number: 173358
UDIN: 25173358BMLEAW2588

Agreed and Accepted by:
For Emaar Developers & Builders Pvt Ltd

Madan Ratan
(Director)
Date: 07/02/2025

EMAAR DEVELOPERS & BUILDERS PVT. LTD. ★ NAGPUR