

KHANZODE & SHENWAI

CHARTERED ACCOUNTANTS

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



Website : www.cakhanzodeshenwai.com

Annexure F FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 14/10/2024

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 **31-03-2024** 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 March 2024 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	2,77,52,650	65,15,14,841
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	1,94,26,855	45,60,60,389
4.	Total amount deposited in the Designated Bank Account	53,55,000	34,97,67,301
5.	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	19.30%	53.69%
6.	Shortfall/Excess deposit (3-4)	1,40,71,855	10,62,93,088



CA RAJESH KHANZODE
CA CHARUDUTT MARATHE
CA ANKUR AGRAWAL

CA ANIRUDDHA SHENWAI
CA ARJUN PHATAK
CA NIKITA DESHPANDE

CA MANOJ JODH
CA DHANASHREE PHATAK
CA RUCHA MASE

Email: khanzodeshenwai@gmail.com

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
65,15,14,841	34,97,67,301	-	30,16,67,540	-	80,000

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	3,14,848	Nil
2.	Total Deposits	53,55,000	34,97,67,301
3.	Total amount withdrawn	56,42,330	34,97,39,783
4.	Closing Balance	27,518	27,518

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



D. Any Qualifications / Observations of CA

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

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



Arjun Phatak

C.A. Arjun Phatak
(Partner)
Membership Number:173358
UDIN:24173358BKCQEC7263

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

Madan Ratan

Madan Ratan
Date: 14/10/2024

