UTSAV SUMIT & ASSOCIATES

CHARTERED ACCOUNTANTS
130, Gokuldham Colony, Kamptee, Nagpur.
Mob. No. 9326753856, Email : casumitsagrawal@gmail.com

Form 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT 'S CERTIFICATE

Date: 29/09/2024

To,
A Plus Properties
Plot No 12, Ward No 5,
Opposite Tahasil Office,
Jageshwari, Hingna, Nagpur-441110

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by M/s A Plus Properties-Swami Nagari-3

For the period from 01ST April 2023 to 31ST March 2024 with respect to MahaRERARegn Number **P50500053691**

I. 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 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 and hereby certify that:

A. Deposits:

	PARTICULARS	For this Fiscal year 2023-24	Total for this project till date
1.	Total amount collected from allottees	85,41,110.00	85,41,110.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	59,78,777.00	59,78,777.00
4.	Total amount deposited in the Designated Bank Account	59,78,777.00	59,78,777.00
5.	% of Amount deposited in Designated Bank Account (4)/(1)*100	70.00%	70.00%
6.	Shortfall/(Excess) deposit (3-4)	0.00	0.00



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 / ~~No~~)

If No. Please mention the amount not deposited

B. Withdrawals

		For this Fiscal Year 2023-24	Total For this Project till date
1.	Opening Balance of Designated Bank Account	0.00	0.00
2.	Total Deposits	59,78,777.00	59,78,777.00
3.	Total Amount withdrawn	55,29,400.00	55,29,400.00
4.	Closing Balance	4,49,377.00	4,49,377.00

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the, reporting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/~~No~~)

If No, Please provide the below details:-

S.No.	Date of Withdrawal	Amount of Excess Withdrawals
1.	————NOT APPLICABLE————	

C. Utilization

We certify that, the M/s A Plus Properties-Swami Nagari-3 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
	————————NOT APPLICABLE	

D. Any Qualifications / Observations of CA

1.	————NIL————

Yours Faithfully.

For Utsav Sumit & Associates
Chartered Accountants
Firm Reg. No. 016514C

SUMIT AGRAWAL
Partner
Membership No. 151008
UDIN: 24151008BKCOZJ8266

Agreed and Accepted By

Authorised Signatory