

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

To,
MITTAL INFRAVENTURE PVT LTD,
222, MITTAL VILLA, EAST WARDHAMAN NAGAR,
NAGPUR-440 008
MAHARASHTRA

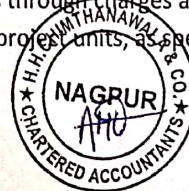
SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawn by MITTAL INFRAVENTURE PVT LTD (CIN : U45200MH2008PTC177771) for the period from 01/04/2023 to 31/03/2024 with respect to Atlantis RERA Regn. No. P50500054525.

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 have obtained all necessary information and explanation from the Promoter, during the course of out audit, which in my opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I 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 this Fiscal Year	Total for this project till date
1.	Total amount collected from allottees	3,12,34,823	3,12,34,823
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	2,18,64,376	2,18,64,376
4.	Total amount deposited in the Designated Bank Account	2,33,07,595	2,33,07,595
6.	Excess deposit (3-4)	14,43,219	14,43,219

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.
Has the required portion 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 this Fiscal Year	Total for this project till date
1.	Opening Balance of Designated Bank Account	-----	-----
2.	Total Deposits	2,33,07,595	2,33,07,595
3.	Total amount withdrawn	2,33,07,595	2,33,07,595
4.	Closing Balance	-----	-----

As specified in the Act, All the amounts withdrawn during the year from the RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the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

S. No.	Date of Withdrawal	Amount of Excess Withdrawals

C. Utilisation :

I certify that, the (Name of the Promoter) has utilized the amounts withdrawn from the designated bank account towards project cost only, as specified in the act.

If No, please provide the below details :-

S. No.	Date	Amount not utilized for Project Cost

D. Any Qualifications / Observations of CA

1.	The Excess Deposit includes Rs.350000 (70% of 5 lakhs) received from a buyer in the collection account which was returned on 30.03.2024 from a different bank account due to cancellation of booking.
2.	It has been noticed that the balance difference of Rs.10,93,219 in the Excess Deposit pertains to GST collected from buyers.
3.	The Sold Inventory Annexure in Table C of Form 3 for the year ended 31.03.2024 dated 16.04.2024 (UDIN 24108933BKAQPL9734) shows total received amount of Rs. 3,27,96,564 (including GST) whereas Table A of this form shows total amount collected of Rs. 3,12,34,823 (excluding GST). The difference of Rs. 15,61,741 between these two amounts is attributable to GST. Further, Form 3 issued henceforth from quarter ended 30.06.2024 correctly excludes the GST amount from the amount received.

Agreed and Accepted by :
Director

Nitin Murlidhar Agrawal
Digitally signed by Nitin Murlidhar Agrawal
Date: 2024.09.30 14:11:53 +05'30'

Signature of Director

Name : Nitin Murlidhar Agrawal

Date : 27/09/2024

Place : Nagpur

H. H. CHIMTHANAWALA & CO
Chartered Accountants

ADIBA HABIB CHIMTHANAWALA
Digitally signed by ADIBA HABIB CHIMTHANAWALA
Date: 2024.09.30 14:13:14 +05'30'

A

(Partner)

Name : Adiba H. Chimthanawala

Membership No. 164417

UDIN : 24164417BKBTZM8258