

Annexure F
Form 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 01/12/2024

To,
The **M/S KIRTISAGAR REALTY**

Address: MAULI TOWN21, Plot Bearing / CTS / Survey / Final Plot No.: K H NO 40/1/2(PART),
52/1(PART), 52/2, 53/1(PART), 41(PART), 42/2, 42/3, 54(PART) at Mohgaon bk.
Nagpur (Rural), Nagpur, 441110

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by
M/s KIRTISAGAR REALTY for the period from **01/04/2023 to 31/03/2024** with MahaRera
Registration Number **P50500055129**.

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 I/We have examined the prescribed registers, books and documents, and the relevant records of M/s KIRTISAGAR REALTY for the period ended 31/03/2024 and hereby certify that

A. Deposits

Sr. No.	Particulars	For this Fiscal Year	Total for this Project till Date
1	Total amount collected from allottees	-	46,74,53,395
2	% of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	-	32,72,17,377
4	Total amount deposited in the Designated Bank Account	3,59,69,937	3,59,69,937
5	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	-	7.7
6	Shortfall/Excess deposit (3-4)	-3,59,69,937	29,12,47,440

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. (NA)

Ch.

B. Withdrawals

Sr. No.	Particulars	For this Fiscal Year	Total for this Project till Date
1	Opening Balance of Designated Bank Account	0	0
2	Total Deposits	3,59,69,937	3,59,69,937
3	Total Amount Withdrawn	2,57,65,557	2,57,65,557
4	Closing Balance	1,02,04,380	1,02,04,380

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form I, Form 2 and Form 3 issued during the reporting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

If No, Please provide the below details:

Sr. No.	Date of Withdrawl	Amount of Excess Withdrawl
1.		

C. Utilisation

We certify that, the Mauli Infra has utilised the amounts withdrawn from Designated bank account towards project cost only , as specified in the act.

Sr. No.	Date	Amount not Utilized for Project Cost
1.		

D. Any Qualifications / Obeservations of CA

Sr. No.	Qualification / Observation
1.	



Yours Faithfully,

Adhau

CA Umesh Adhau
Partner

Mem. No.: 623236

UDIN24623236BKFUJZ9844

For & On Behalf of

B P S D & Associates

Chartered Accountants

FRN: 118251W

Nagpur

Date: 01/12/2024

Agreed & Accepted by

Name: M/S KIRTISAGAR REALTY

Date: 01/12/2024