

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

To,  
**Sai Bhupati Reality,**  
Nagpur

**SUBJECT:** Report on Statement of Accounts on project fund deposit, utilization and withdrawal by "Sai Bhupati Reality" for the period from **04/12/2024** to **31/03/2025** with respect to MahaRERA Regn Number **P50500078289**.

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/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended **31-03-2025** and hereby certify that:

**A. DEPOSITS:**

| SN | Particulars                                                      | For this Financial Year            | Total for this Project till Date   |
|----|------------------------------------------------------------------|------------------------------------|------------------------------------|
| 1  | Total amount collected from allottees                            | 4,79,18,211.00                     | 4,79,18,211.00                     |
| 2  | % of amount to be deposited as per act                           | 70%                                | 70%                                |
| 3  | Amount to be deposited as per act (1*2)                          | 3,35,42,747.70                     | 3,35,42,747.70                     |
| 4  | Total amount deposited in the Designated Bank Account            | 21,36,611.00                       | 21,36,611.00                       |
| 5  | % of Amount deposited in Designated Bank Account [(4)1(1) * 100] | 4.45%                              | 4.45%                              |
| 6  | Shortfall/Excess deposit (3-4)                                   | Short Deposit<br>Rs.3,14,06,136.70 | Short Deposit<br>Rs.3,14,06,136.70 |

Note: 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  
If No. Please mention the amount not deposited.

**B. WITHDRAWALS:**

| SN | Particulars                                | For this Financial Year | Total for this Project till Date |
|----|--------------------------------------------|-------------------------|----------------------------------|
| 1  | Opening Balance of Designated Bank Account | 0                       | 0                                |
| 2  | Total Deposits                             | 21,36,611.00            | 21,36,611.00                     |
| 3  | Total amount withdrawn                     | 20,85,000.00            | 20,85,000.00                     |
| 4  | Closing Balance                            | 51,611.00               | 51,611.00                        |

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 I, Form 2 and Form 3 issued during the reporting period? Yes  
If no, please provide the below details:

| SN | Date of Withdrawal | Amount of Excess Withdrawal |
|----|--------------------|-----------------------------|
|    |                    |                             |

**C. UTILISATION**

We certify that, Sai Bhupati Reality 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:-

| SN | Date | Amount not utilized for Project |
|----|------|---------------------------------|
|    |      |                                 |

**D. Any Qualifications/ Observations of CA:**

| SN | Observation                                                                                                                                                           |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | The promoter has received Rs.3,69,35,914 before the RERA registration and has not deposited the 70% of this, amounting to Rs.2,58,55,140 in RERA designated bank A/c. |
| 2  | Further after the registration, the promoter has short deposited Rs.55,51,000 (70% of Rs.79,30,000) in the RERA designated bank account.                              |

For Pravin Dhiran & Co.  
Chartered Accountants  
FRN - 133656W

*Shweta Mohta*

(Shweta Mohta)  
Partner  
MNo: 113146  
UDIN -25113146BMITX2248



Agreed & Accepted by:

*Narayan Dhoble*

Signature of Promoter  
Name: Sai Bhupati Reality  
Partner: Narayan Dhoble  
Date: 17/07/2025

