ALKESH RAWKA AND ASSOCIATES
Chartered Accountants
A Wing, 402, 'Space Olympia',
Sutgirni Chowk, Garkheda, Aurangabad-431009

Email Id: sonamtolwala@gmail.com
Contact details: 9533440810

FORM 5

[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To
PATEL DEVELOPERS
92,93, Patel Plaza, Beside Maulana Azad College,
Rauza Bagh, Aurangabad - 431001

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **PATEL DEVELOPERS** for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Reg. Number **P51500008294**.

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 Company, 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 **PATEL DEVELOPERS** with reference to project **'PATEL PALMS'**, for the period ended 31/03/2023 and hereby certify that:

(A) Deposits:

Sr.No.	Particular	For this Fiscal year	Total for this project till date
1.	Total amount collected From allottees	25,25,000.00	56,00,000.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as Per Act (1 *2)	17,67,500.00	39,20,000.00
4.	Total amount deposited in the Designated Bank Account	25,25,000.00	56,00,000.00
5.	% of Amount deposited in	100.00 %	100.00 %

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	Designated Bank Account ((4/1)*100)		
6.	**Shortfall / Excess deposit (3-4)**	**(7,57,500.00)**	**(16,80,000.00)**

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

Sr.No.	Particular	For this Fiscal year	Total for this project till date
1.	**Opening Balance of Designated Bank Account**	**0.00**	**0.00**
2.	Total Deposits	25,25,000.00	56,00,000.00
3.	Total amount withdrawn	25,00,371.00	55,75,371.00
4.	**Closing Balance**	**24,628.63**	**24,268.63**

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:-

Sr.No.	Date of withdrawal	Amount of Excess Withdrawals
1	N/A	0.00
2	N/A	0.00

(C) Utilization

I/We certify that, the **PATEL DEVELOPERS** project **PATEL PALMS** for the utilized amounts withdrawn from designated bank account towards project cost only. As specified in the act.

If No, please provide the below details:-

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S.No.	Date	Amount not utilised for Project Cost
1	N/A	0.00
2	N/A	0.00

(D) Any Qualifications / Observations of CA

Sr.No.	Particulars
1.	Rs.25,25,000/- Directly transfer/deposited by allottees to other than designated bank account, whereas this amount utilised by promoter for construction purposes.
2.	N/A

Yours Faithfully,

For Patel Developers

PATEL DEVELOPERS PATEL PALMS *AURANGABAD*

Abdul Sami Patel
(Promoters)

For Alkesh Rawka And Associates
Chartered Accountants
FRN. 140894W

SONAM NAGAR Digitally signed by SONAM NAGAR Date: 2024.03.11 17:23:56 +05'30'

CA Sonam Tolwala
(Partner)
Mem.No. 229308
Date:- 11/03/2024
Place: Aurangabad
UDIN: 24229308BKAVJV1484