

FORM-5 (See Regulation 4) ANNUAL REPORT ON STATEMENT OF ACCOUNTS			
CHARTERED ACCOUNTANTS CERTIFICATE			Date - 31/03/2023
To,			
Chandra Sai Builders and Developers,			
Office :G23/12, N-6, Sambhaji Colony,			
CIDCO, Chh. Sambhaji Nagar.			
Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the Chandra Sai Builders and Developers for the period from 01-04-2022 to 31-03-2023 with respect to MahaRERA Regn. Number P51500016559.			
This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the			
1	Maharashtra Real Estate (Regulation & 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 we have examined the prescribed register, books and documents, and the relevant records of Chandra Sai Builders and Developers for the period ended 31-03-2024 and hereby certify that :		
Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
	Deposits :		
1	Total amount collected from Allottees	40,25,035.00	40,25,035.00
2	% of amount to be deposited as per the Act	70.00%	70.00%
3	Amount to be deposited as per the Act (1*2)	28,17,524.50	28,17,524.50
4	Total amount deposited in the designated bank Account	31,00,000.00	31,00,000.00
5	% of amount deposited in the designated bank Account (4/1*100)	77.02%	77.02%
6	Shortfall / Excess Deposit (3-4)	0.00	0.00
Note : 1 Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes. 2 Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the designated RERA bank account ? (Yes/No) - Yes 3 If no please mention the amount not deposited			



Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
B	Withdrawals :		
	1 Opening Balance of designated bank account	6142.30	0.00
	2 Total Deposits	31,00,001.00	1,04,48,501.00
	3 Total Amount withdrawn	31,00,094.40	1,04,42,452.10
	4 Closing Balance	6,048.90	6,048.90

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period ? (Yes/No) - No

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals

C Utilisation :

We certify that the Chandra Sai Builders and Developers has utilized the amount withdrawn from designated bank account towards project cost only, as specified in the act.

If No, Please provide the below details -

Sr. No.	Date	Amount not utilized for the project cost

D Any qualification / observations of CA :

Sr. No.	Qualification / Observation
1	As per the requirements under MahaRERA, Forms 1 (Architect's Certificate), 2 (Engineer's Certificate), and 3 (Chartered Accountant's Certificate) are necessary for verifying the stage of completion, cost incurred, and withdrawal limits from the RERA-designated bank account. These forms have not been provided for the reporting period. Consequently, my ability to confirm compliance with Section 4(2)(1)(D) of the Act is restricted.
2	The details of withdrawals from the RERA-designated bank account during the reporting period have been provided by the promoter. However, due to the non-availability of Forms 1, 2, and 3, I am unable to verify independently whether the withdrawals were within the prescribed limits as per MahaRERA guidelines.
3	The accuracy of this certification depends on the completeness and correctness of the information provided by the promoter. Any omissions or discrepancies in the promoter's submissions are beyond the scope of this certification.
4	This report does not certify the project's compliance with all MahaRERA requirements but is limited to the financial aspects as provided for the reporting period. Any future findings or updates may necessitate a revision to this report.

Yours faithfully,

For A K Kulkarni and Co
Chartered Accountants
FRN: 158903W





CA Abhishek K. Kulkarni
Proprietor
(M.NO. 619435
UDIN : 24619435BKEWVT8764
Date : 10-12-2024
Place - Chh. Sambhaji Nagar

Agreed and accepted by:
For Chandra Sai Builders and Developers

 Partner

Name: Mrs. Suman Nagargoje
Designation: Partner