

# Yogesh J Agrawal & Co Chartered Accountants



CA Yogesh J Agrawal

B.Com. FCA

9860030827

[yogeshagrawal.ca@gmail.com](mailto:yogeshagrawal.ca@gmail.com)

R-8, Yash Heights, Level-1, Jai Bhavani Nagar Chowk, Near Parijat Nagar, N-4, CIDCO, Aurangabad

CA Neeta Y

Agrawal

B.COM, FCA, DISA

9423236613

[neetaagrawal.ca@gmail.com](mailto:neetaagrawal.ca@gmail.com)

Annexure F

FORM 5

[See Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,  
Sara Properties  
Office No.8 & 9, First Floor, Plot No.D-5/1,  
ABC Estate, Opposite Prozone mall SRS Properties,  
Chikalthana, Aurangabad-431003

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Sara Properties for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn. Number **P51500029499**

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read alongwith 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 Sara Properties for the period ended on FY. 2022-23 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                                  | 2,53,79,127          | 8,19,59,638                      |
| 2.      | % of amount to be deposited as per Act                                 | 70%                  | 70%                              |
| 3.      | Amount to be deposited as per Act (1*2)                                | 1,77,65,389          | 5,73,71,747                      |
| 4.      | Total amount deposited in the Designated Bank Account                  | 2,53,79,127          | 8,19,59,638                      |
| 5.      | % of Amount deposited in the Designated Bank Account [(4) / (1) * 100] | 100%                 | 100%                             |
| 6.      | Excess Deposit (3-4)                                                   | 76,13,738            | 2,45,87,891                      |



Amount collected/deposited at Sr. No. 1 & 2, not included pass through charges & indirect taxes.

Has the required proportion of the money collected from allottees of the project units, as specified in the Act, deposited in the Designated RERA Bank Account? (Yes/No) **YES**

If No, then please mention the amount not deposited **N.A.**

**B. WITHDRAWALS**

| Sr. No. |                                            | For this Fiscal Year | Total for this Project till date |
|---------|--------------------------------------------|----------------------|----------------------------------|
| 1.      | Opening balance of Designated Bank Account | 1,06,601             | 0                                |
| 2.      | Total Deposits                             | 2,53,79,127          | 8,19,59,638                      |
| 3.      | Total Amount Withdrawn                     | 2,54,82,144          | 8,19,56,054                      |
| 4.      | Closing Balance                            | 3,584                | 3,584                            |

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) **YES**

**C. UTILISATION**

I/We certify that, the Sara Properties has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act.

**D. ANY QUALIFICATIONS / OBSERVATIONS OF CA**

- 1 Above certificate issued as per information and explanations given to us and as per books of accounts and records produced before us.
- 2 The withdrawal amount from designated bank account is used for the construction of project only.
- 3 For this project all amount collected on Designated account as bank shown on MAHARERA website and bank loan disbursed on the same account.

For Yogesh J Agrawal & Co  
Chartered Accountants  
FRN - 126831W

CA Yogesh J Agrawal  
Partner  
Memb. No. 119834  
Date: 30.09.2023  
Place: Aurangabad  
UDIN No. : 23119834BGWUUG9039



Agreed and accepted by:  
For Sara Properties

Nilesh S. Agrawal  
Partner  
Date: 30.09.2023

