



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 BUILDERS

Prop. Mujahid Abdul Sami Patel

H.B.No.1, Patel Planet, Jatwada Road,
Aurangabad(MH) – 431001.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **PATEL BUILDERS** for the period from **01/04/2022** to **31/03/2023** with respect to MahaRERA Regn. Number **P51500025151**.

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 BUILDERS** for the project of **PATEL PRIDE** 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	100,50,000.00	2,55,00,000.00
2.	% of amount to be deposited as per act	70.00%	70.00%
3.	Amount to be deposited as Per Act (1 *2)	70,35,000.00	1,78,50,000.00
4.	Total amount deposited in the Designated Bank Account	69,50,000.00	1,87,00,000.00
5.	% of Amount deposited in	69.15%	73.33%



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	Designated Bank Account ((4/1)*100)		
6.	Shortfall / Excess deposit (3-4)	85,000.00	(8,50,000.00)

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	2,56,037.06	0.00
2.	Total Deposits	100,50,000.00	2,23,00,000.00
3.	Total amount withdrawn	1,01,46,824.63	2,21,40,787.57
4.	Closing Balance	1,59,212.43	1,59,212.43

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 BUILDERS** for the project of **PATEL PRIDE**, has 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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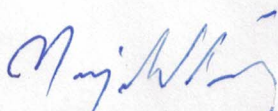
S.No.	Date	Amount not utilised for Project Cost
1	N/A	0.00
2	N/A	0.00

(D) Any Qualifications / Observations of CA

Sr.No.	Particulars
1.	Rs.63,00,000/- directly deposited/transfer by allottees in other then designated bank account, where as this amount is utilised for construction purpose by promoter.
2.	N/A

Yours Faithfully,

For Patel Builders


Mujahid Patel
(Promoters)



For Alkesh Rawka And Associates
Chartered Accountants

FRN. 140894W

SONAM
NAGAR

Digitally signed by
SONAM NAGAR
Date: 2024.03.11
14:15:48 +05'30'

CA Sonam Tolwala
(Partner)

Mem.No. 229308

Date:- 11/03/2024

Place: Aurangabad

UDIN: 24229308BKAVJZ1556