



R. B. Sharma & Co.

Chartered Accountants

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Certificate No: ABD-2023/10/02

FORM 5
(See Regulation 4)
ANNUAL REPORT STATEMENT OF ACCOUNTS

To,
The NABHRAJ BUILDERS & DEVELOPERS PVT. LTD.
G No 735/part, Office no.1, Nabhraj Nandhanvan Phase-I
Opp Airport Jalna Road, Chikalthana Aurangabad (Chhatrapati Sambhajinagar).

Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by
[Promoter] for the period from 01.04.2022 to 31.3.2023 with respect to MaharERA
Number P51500047311 Project Name "NABHRAJ TRILOK HEIGHTS"

1. This Certificate is issued in accordance with the provisions of 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 & 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 & Documents, and the relevant records of (Promoter) for the period ended 31.3.2023 and hereby certify that:

A. DEPOSITS

	Particular	For this Fiscal Year 01.04.2022 TO 31.3.2023
1.	Total amount collected from allottees	6,08,07,649
2.	% of amount to be deposited as per Act	70%
3.	Amount to be deposited as per Act (1*2)	4,25,65,354
4.	Total amount deposited in the Designated Bank Account	6,02,00,590
5.	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	99%
6.	Excess Deposit (3-4)	1,76,35,235

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

B. WITHDRAWALS

	Particular	For this Fiscal Year 01.04.2022 TO 31.3.2023
1.	Opening balance of Designated Bank Account	13,46,966
2.	Total Deposits	6,02,00,590
3.	Total Amount Withdrawn	6,10,05,458
4.	Closing Balance	5,42,098

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting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.

C. UTILISATION

I/We certify that, the Nabhranj Builder and Developer Pvt Ltd has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act. YES

D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1.	All Above Amount is as per receipt of payment from purchaser of Flat.
2.	The Above amount including land Owner and Developers Share as the project is on Revenue Sharing Basis.
3.	The Shown Account on MAHARERA website have deposited all above amounts.
4.	The Above certificate has been issued based on Record and Documents Submitted to us by the Director.

For R B Sharma & Co.
Chartered Accountant
FRN :- 109971W



CA Abhinav Sharma
Partner (M No.192590)
UDIN: 23192590BGYEMU6036



For Nabhranj Builders and Developers Pvt Ltd



Akash Butole
(Director)

Place:- Aurangabad
Date:- 05-10-2023