Annexure F

FORM 5

(*See* Regulation 4)

(WHO IS ANNUAL AUDITOR OF THE PROMOTER COMPANY/FIRM)

ANNUAL REPORT STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: - 10.09.2024

To,
The Promoters,
Navkar Tower,
Shop No. 6, Ghole Complex,
Gut No. 117, Satara Parisar, Beed Bypass Road,
Aurangabad – 431001
RERA No. P51500048210

Subject : Report on Statement of Accounts on Project Fund Deposit, Utilization and Withdrawal by *M/s Navkar Infra* for the period from 01/04/2023 to 31/03/2024 with respect to Project "Navkar Tower" MAHARERA Number P51500048210.

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 ***M/s Navkar Infra*** for the period ended 31.03.2024 and hereby certify that:

Anand Lodha And Associates ★ Aurangabad FRN - 148926W ★ Chartered Accountants

P. No. 03, Flat No. U-02, Ground Floor, Uma Apartment,
Opp. Dashmeshwar Shiv Mandir, Jyoti Nagar, Aurangabad – 431001
***Cell** – 9823067885 **Mail ID** – calodha.anand@gmail.com*

A. **DEPOSITS**

		For this Fiscal Year	Total for this Project till date
1.	Total amount collected from allottees	2,41,77,977	2,72,71,177
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	1,69,24,584	1,90,89,824
4.	Total amount deposited in the Designated Bank Account	2,41,77,977	2,72,71,177
5.	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	100%	100%
6.	Shortfall / Excess Deposit (3-4)	Refer Note given below	Refer Note given below

Amount collected/deposited at Sr. No. 1 & 2, shall not include 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) - NA

If No, then please mention the amount not deposited –
The Promoters has deposited Rs. 1.35 crores in RERA designated Account and Rs. 1.07 crores in other Bank account, in totality Rs. 2.42 crores collected from the customers. The promoters have utilized Rs. 3.26 crores towards land and construction cost hence it has been utilized more amount than amount received from the advance from customers.

B. **WITHDRAWALS**

		For this Fiscal Year	Total for this Project till date
1.	Opening balance of Designated Bank Account	0	0
2.	Total Deposits	2,41,77,977	2,72,71,177
3.	Total Amount Withdrawn	2,41,77,977	2,72,71,177
4.	Closing Balance	0	0

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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)- NA

If no please provide the below details –

S. No.	Date of withdrawal	Amount of Excess Withdrawals

C. UTILISATION

I/We certify that, the ***M/s Navkar Infra*** has utilized the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act. YES

If no please provide the below details-

S. No.	Date	Amount not utilized for Project Cost
NA	NA	NA

D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1.	Details regarding Receipts & Withdrawal of funds have been taken on the basis of information and explanations provided by the partners, Unaudited Financial Statements as certified by partners for the FY 23-24 and other documents produced before us for verification.
2.	The firm has made all the Land Cost purchase expenses, construction and development expenses from the own funds, Advances from Customers and Unsecured loans amounts.

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3.	Details of amount withdrawn during the year and amount withdrawn till date for this project has been considered on the basis of expenses booked for this project under the "Contract Account" and restricted it to the advances received from the customers till year end.
4.	"Navkar Infra" has been utilized more than 100% of amount collected from the customers for the said project "Navkar Tower" till 31.03.2024.

Yours faithfully
For Anand Lodha And Associates
Chartered Accountants
FRN 148926W

Anand Lodha And Associates ★ Aurangabad FRN - 148926W ★ Chartered Accountants

(Anand Lodha)
Proprietor
M. No. 131344
UDIN – 24131344BKEMKQ9742

Agreed and accepted by:

For Navkar Infra

Reshma Mandlecha

(Partner)

Date: 10.09.2024
Place : Aurangabad

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