SINGHAL SUNIL & ASSOCIATES
CHARTERED ACCOUNTANT
113041.12, NEAR WDIA HOSPITAL SHUKRAWAR PETH PUNE-411002 FIRM REG NO : 008030N CA MEMBERSHIP -122180
STATUS : PARTNER

SINGHAL SUNIL & ASSOCIATES FRN 008030N CHARTERED ACCOUNTANTS

Form 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOU.NTS

2023-24

Date : 25/03/2024

To.

The **UPTOWN PARK (Asif Patel Rasheed Patel)**

Aurangabad (Name & Address of Promoter),

SUBJECT: Report on Statement of Accounts on project fund deposit. utilization and withdraw at by **UPTOWN PARK** For the period From 01/04/2023-25/03/2024 with respect to MahaRERA Regn Number **P51500051740**

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 o1' Real Estate Projects, Registration of Real Estate Agents, Rates of' Interest and Disclosures on \\Website) Rules, 2017.

2. 1/We have obtained all necessary information and explanation ion front 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 and documents, and the relevant records of **UPTOWN PARK (Asif Patel Rasheed Patel)**for the period ended 03/03/2024 and hereby certify that:

A. Deposits:

		For **this fiscal year**	**total for this project till** date 25/03/2024
1.	Total amount collected from allottees	NIL	NIL
2.	% of amount to be deposited as per act	100%	100%
3.	Amount to be deposited as per act (1*2)	NIL	NIL
4.	Total amount deposited in the Designated Bank Account	NIL	NIL
5.	% of Amount deposited in Designated BankAccount [(4)/(1)*100]	100%	100%
6.	Shortfall/Excess deposit (3-4)	NIL	NIL

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) – YES

If No. Please mention the amount not Deposited. ,,

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B. Withdrawals

		For- this Fiscal year	Total for this project till Date 25/03/2024
1.	Opening Balance of Designated Bank Account	10000/-	10000/-
2	Total Deposits	25,00,000/-	**25,00,000/-**
3.	Total amount withdrawn	18,75,000/-	18,75,000/-
4.	Closing Balance	6,25,000/-	6,25,000/-

As specified in the Act, All the amounts withdrawn during the year form 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

If No, Please provide the below details:-

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1	NIL	NIL

C. Utilization

I/We Certify that, the **(M/s Uptown Park)** has utilized the amounts withdrawn from designatcd bank account towards project cost only. as specified in the act. If' no, please provide the below details:-

S.No.	Date	Amount not **utilized** for Project Cost
1	NA	NIL

D. Any Qualifications / Observations of CA

1.	
2.	
3.	
4.	

Yours Faithfully,
Signature of Chartered **Accountant**
(UDIN NILand Membership Number 122180)

Name : Mahavir I Patni

Agreed and Accepted by:

Signature of Promoter

Promoter (Sign and stamp)

UPTOWN BUILDERS & DEVELOPERS

For SINGHAL SUNIL & ASSOCIATES
Chartered Accountants
MAHAVIR I. PATNI
(PARTNER)

SINGHAL SUNIL & ASSOCIATES
FRN 008030N
CHARTERED ACCOUNTANTS

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