



VELANKAR & ASSOCIATES

CHARTERED ACCOUNTANTS

318, 3rd Floor, E-Square, Above State Bank of India, Subhash Road, Vile Parle (E), Mumbai - 400 057.

Tel.: 022-2613 6034 / 2610 4056

Email : prasad@vna.net.in

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Annexure F FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date- 25.05.2024

To.
Nivara Infradevelopers LLP
02, Ground Floor
Jalmeena CHS Ltd.
Jn. of Bajiprabhu Deshpande Marg &
Sahakar Road, Vile Parle (East)
Mumbai 400 057

SUBJECT : Report on. Statement of Accounts on project fund deposit, utilization and withdrawal by Nivara Infradevelopers LLP for the period from 01.04.2023 to 31.03.2024 with respect to MahaRERA Regn Number P51800052172

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 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 **Nivara Infradevelopers LLP** for the period ended **01.04.2023 to 31.03.2024** and hereby certify that:

A. Deposits:

		For this Fiscal Year	Total for this project till date
1	Total amount collected from allottees	5,75,85,850	5,97,64,875/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	4,03,10,095	4,18,35,412.50/
4	Total amount deposited in the Designated Bank Account	3,78,95,095	3,78,95,095/-
5	% of Amount deposited in Designated Bank Account $[(4)1(1) \times 100]$	66%	63.40%
6	Shortfall/Excess deposit (3-4)	22,05,000	39,40,318

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

		For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	NIL	NIL
2	Total Deposits	3,78,95,095.00	3,78,95,095.00
3	Total amount withdrawn	3,76,59,894.18	3,76,59,894.18
4	Closing Balance	2,35,200.82	2,35,200.82

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 I, Form 2 and Form 3 issued during the reporting period? (Yes / No)

If No, Please provide the below details:-

S.No.	Date of withdrawal	Amount of Excess Withdrawals

C. Utilisation

We certify that, the **Nivara Infradevelopers LLP** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, please provide the below details:-

S.No.	Date	Amount not utilised for Project Cost

If No, please provide the below details:-

D. Any Qualification/ Observations of CA

1	There is shortfall as mentioned in A(6) of the certificate as on 31.03.2024. The said shortfall has been covered by depositing the said amount on 24.05.2024
2	
3	
4	

Yours Faithfully,

PRASAD
DAMODAR
VELANKAR
Digitally signed by PRASAD DAMODAR VELANKAR
Date: 2024.05.25 15:34:45 +05'30'

Signature of Chartered Accountant

(Prasad Damodar Velankar)

(Membership No: 048992)

UDIN: 24048992BKCCQXY9061

Agreed and Accepted by:

Signature of **Nivara Infradevelopers LLP**

PRASAD
SHANTAR
AM PATIL
Digitally signed by PRASAD SHANTARAM PATIL
Date: 2024.05.25 15:35:20 +05'30'

Name: **Mr. Prasad S Patil**

Date: 25-05-2024