



BHARAT KATARIA & CO.

CHARTERED ACCOUNTANT

Annexure F

Form 5

(See Regulation 4)

**ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE
PROMOTER'S COMPANY/FIRM)**

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)**

Date : 29-11-2024

To,
M/s Padmavati Developers
B/706, Gemini CHS,
Jankalyan Nagar,
Marve Road, Malad (West),
Mumbai - 400 095

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Padmavati Developers for its project 'Padmavati Aadesh' for the period from 01-April-2023 to 31-03-2024 with respect to MahaRERA Regn Number P51800052194.

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. We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of Padmavati Developers for the period ended 31st March 2024 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	3,03,86,484	3,03,86,484
2	(% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	2,12,70,539	2,12,70,539
4	Total amount deposited in the Designated Bank Account	3,03,86,484	3,03,86,484
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6	Shortfall/Excess deposit (3-4)	-91,15,945	-91,15,945

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)



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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	51,000	51,000
2	Total Deposits	3,03,86,484	3,03,86,484
3	Total amount withdrawn	3,02,50,338	3,02,50,338
4	Closing Balance	85,146	85,146

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		

C. Utilisation

I certify that, the Padmavati Developers 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:

Sr.No.	Date	Amount not utilised for Project Cost
1		

D. Any Qualifications/Observations of CA - NA

For, Bharat Kataria & Co.

Shailesh Kataria



CA Shailesh Kataria
(Partner)

Membership No : 139269

Firm Registration No. 128951W

UDIN : 25139269BMIMXR8775

Agreed and Accepted by:

For, PADMAVATI DEVELOPERS

Girish Koltharkar

Signature of Promoter

Name: Girish Koltharkar

Date: 29.11.2024

