ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT CERTIFICATE

Date: 19/10/2024

To.
PRAGATI DEVELOPERS 57,
Office No. 101, 1st Floor, J. K. Chambers,
Sector - 17, Vashi, Navi Mumbai - 400703.

SUBJECT: Report on Statement of Accounts on project fund deposit utilization and withdrawal PRAGATI DEVELOPERS for the period from 01-04-2023 to 31-03-2024 with respect to MahaRERA RegNumber: P51800053467

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 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 hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of Pragati Developers 57 for the period ended 31/03/2024 and hereby certify that:

A. Deposits:

Sr No	Particulars	For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	19,336,000.00	80,379,500.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as Per act *(I *2)*	13,535,200.00	56,265,650.00
4	Total amount deposited in the Designated Bank Account	10,675,000.00	50,132,034.40
5	% of Amount deposited in Designated Bank Account [(4)/(1))*100]	55.21%	62.37%
6	Shortfall/Excess deposit (3-4)	2,860,200.00	6,133,615.60

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

B H PATEL & ASSOCIATES CA M.NO. 149008 FRN No. 135035W VASHI

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mailus@patelbh.com
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1304, 13th Floor, Goodwill Excellency, Plot No.2,
Sector-17, Vashi, Navi Mumbai - 400703

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)

No

If No, Please mention the amount not deposited Rs. 2,860,200.00 (For this Fiscal year) and 6,133,615.60 (Total for this project till date)

B. Withdrawals

Sr No	Particulars	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	0.00	0.00
2	Total Deposits	10,675,000.00	50,132,034.40
3	Total amount withdrawn	10,675,000.00	50,132,034.40
4	Closing Balance	0.00	0.00

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

If No. Please provide the below details:-

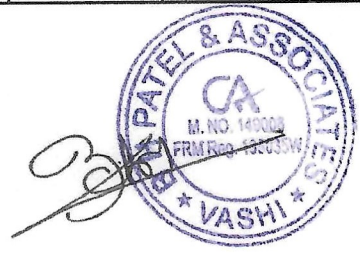
S. No.	Date of withdrawal	Amount of Excess Withdrawals
1	NA	NA

C. Utilisation

I/We certify that, the Pragati Developers 57 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
1	NA	NA



D.Any Qualifications/Observations of CA

1	Advances mentioned in **"Total for this project till date"** is updated till 30/09/2024
2	Part A shortfall of Deposit is there . However, Promoter has utilized his fund against project.

Yours Faithfully,

FOR B H PATEL AND ASSOCIATES
CHARTERED ACCOUNTANTS

Agreed and Accepted by:

PRAGATI DEVELOPERS Navi Mumbai

Teja kesha Ravariya

Signature of Promoter
Name: Teja kesha Ravariya
Date: 19/10/2024

B H PATEL & ASSOCIATES * VASHI *
CA M. NO. 149008 FRM Reg. 135035W

M. No. **149008**
FRM No. **135035W**
Place: Navi Mumbai
UDIN: 24149008BKENTR5497
Date: 19/10/2024