S. G. GANDHI & CO.
CHARTERED ACCOUNTANTS
69, Toshniwal Layout, Murtijapur Road, Akola – 444 001. Tel : 0724-2454642
email: sggandhico@gmail.com

FORM - 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To
Rukmani Builders and Developers
Rukmani Niwas, Hari Om Nagar,
Washim – 444 505

Subject: Report on Statement ofAccounts on project fund utilization and withdrawal by**Rukmani Builders and Developers** [Promoter] for the period from **01.04.2021to 31.03.2022** with respect to MahaRERA Regn. Number **P50200018767.**

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 EstateProjects, 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 Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of **Rukmani Builders and Developers** [Promoter] for the period ended 31st March, 2022 and hereby certifythat:

A. Deposits:

		For this fiscal year	Total for this project till date
1	Total amount collected from Allottees	6,93,48,410	15,41,53,903
2	% of amount to be depositedas per act	70%	70%
3	Amount to be Deposited as per act (1*2)	4,85,43,887	10,79,07,733
4	Total amount deposited in the Designated Bank Account	6,93,48,410	15,41,53,903
5	% of Amount deposited inDesignated Bank Account[(4)/(1)* 100]	100%	100%
6	Shortfall/(Excess) deposit (3-4)	(2,08,04,523)	(4,62,46,170)

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

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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, subject to the Notes below.**

Notes:

1. Credits in designated bank account includes credits from Promoters and transfers from other bank account, which are excluded while calculating the Total amount collected from Allottees.
2. Cheque returns to allottees for cancellation of booking or excess amount collected if any and returned back to allottees is excluded while calculating the amount received from Allottees.
3. Indirect taxes and agreement registration stamp duty are not separately collected from allottees and the sale price of units are inclusive of all indirect taxes and registration expenses, if any.

B. Withdrawals:

		For this fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	72,714	Nil
2	Total Deposits	6,93,48,410	15,41,53,903
3	Total amount withdrawn	6,89,13,714	15,36,46,493
4	Closing Balance	5,07,410	5,07,410

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 l, Form 2 and Form 3 issued during the, reporting period? **See Notes below.**

Notes:

1. Amount deposited by promoter in designated bank account and expended from there for the purpose of project is excluded from total amount withdrawn as the same is also not considered in Total Deposits.
2. Promoter have deposited entire booking advance received from allottees and some part of own contribution in the designated bank account and have expended amount out of it for marketing and administrative purposes. Total amount withdrawn for non-construction purposes including withdrawals by promoters is Rs. 2,93,01,155/-. Also refer observation given in clause 2 of Section D below.
3. Promoters have not taken Form 1, Form 2 and Form 3 for every withdrawal from the account. In some instances, payments to the vendors for the project have been made directly from the designated bank account.

C. Utilisation:

We certify that, the **Rukmani Builders and 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:-

	Date	Amount not utilized for Project Cost
1	See clause D. Qualification / Observation of CA.	

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D. Any Qualifications / Observations of CA

1	Promoter have deposited entire booking advance received from allottees and own contribution in the designated bank account and have expended amount out of it for construction, marketing and administrative purposes. Expenses incurred on marketing and administrative purposes are not considered as amount withdrawn during the year for the project in clause (B) Withdrawals above.
2	During the period 01.04.2021 to 31.03.2022 promoter have competed Phase I of the project (Building Keshava, Madhava and Nandlala) and obtained occupancy certificate on 03.05.2021. However, they continued to deposit the entire amount collected from allottees in the designated bank account and consequently withdrawn the amount from it.
3	There is deviation from the provisions as specified w.r.t. obtaining of Form 1, Form 2 and Form 3 for the purpose of withdrawal of fund from designated bank account.

Agreed and Accepted by
Signature of Promoter
RUKMANI BUILDERS AND DEVELOPERS

Director / Partner

For S G Gandhi & Co.
Chartered Accountants
FRN 103034W

CA A P Mohata
Partner, M No. 118881
UDIN: 23118881BGWZCB1616

S. G. GANDHI & Co. 69 Toshniwal Layout, AKOLA. CHARTERED ACCOUNTANTS

Place: Akola
Date: 17.05.2023