



Annexure F
FORM 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 15/03/2023

To,
 Patni Properties,
 Dhantoli,
 Nagpur-440010

Subject: Report on. Statement of Accounts on project fund deposit, utilization and withdrawal
 By M/s Patni Properties (Rakesh Patni) for the period from
 01/04/2021 To 31/12/2022 with respect to Maha RERA Regn Number P50500009893

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, We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended 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	14,552.00	85,50,000.00
2	% of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	10,186.40	59,85,000.00
4	Total amount deposited in the Designated Bank Account	14,552.00	76,28,430.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	100.00%	89.22%
6	Shortfall/Excess deposit (3-4)	-4,365.60	-16,43,430.00

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.

Not Applicable Not deposited during the period.



B. Withdrawals

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank	17,978.00	-
2	Total Deposits	14,552.00	76,28,430.00
3	Total amount withdrawn	649.00	75,96,549.00
4	Closing Balance	31,881.00	31,881.00

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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 / No)

Yes

If No, Please provide the below details:-

Sr. No.	Date of withdrawal	Amount of Excess withdrawals
1	NA	NA

C. Utilisation

We certify that M/s Patni Properties (Rakesh Patni) 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	NA	NA

D. Any Qualifications / Observations of CA

Sr. No.	Particulars
1	NA
2	NA

Yours Faithfully,

Agrawal Ankita & Co.
Chartered Accountants

Agreed and Accepted by:

Name: Rakesh Patni
Date: 15/03/2023



UDIN 23180201BGSIX3008
Mem. No. 180201

Name CA Ankita Agrawal
Designation Proprietor