



# UTSAV SUMIT & ASSOCIATES

CHARTERED ACCOUNTANTS

130, Gokuldham Colony, Kamptee, Nagpur.

Mob. No. 9326753856, Email : casumitsagrawal@gmail.com

Form 5

(See Regulation 4)

## ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date : 06/12/2023

To,

R Sandesh Infrastructures Pvt Ltd (Formerly Known as Sandesh Infrastructures Pvt Ltd)  
1st Floor, Mohota Nikunj,  
Opp. Shriram Bhavan,  
Canal Road, Ramdaspath,  
Nagpur-440010

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by M/S R Sandesh Infrastructures Pvt Ltd (Formerly Known as Sandesh Infrastructures Pvt Ltd) –Sandesh City Apartment 5

For the period from 01<sup>ST</sup> April 2022 to 31<sup>ST</sup> March 2023 with respect to MahaRERA Regn Number P50500013102

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 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:

|    | PARTICULARS                                                  | For this Fiscal year 2022-23 | Total for this project till date |
|----|--------------------------------------------------------------|------------------------------|----------------------------------|
| 1. | Total amount collected from allottees                        | 2,449,862                    | 198,664,225                      |
| 2. | % of amount to be deposited as per act                       | 70%                          | 70%                              |
| 3. | Amount to be deposited as per act (1*2)                      | 1714903.40                   | 139,064,958                      |
| 4. | Total amount deposited in the Designated Bank Account        | 1714903.40                   | 139,064,958                      |
| 5. | % of Amount deposited in Designated Bank Account (4)/(1)*100 | 70%                          | 70%                              |
| 6. | Shortfall/(Excess) deposit (3-4)                             | 0.00                         | 0.00                             |



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)

If No. Please mention the amount not deposited

#### B. Withdrawals

|    |                                            | For this Fiscal Year 2022-23 | Total For this Project till date |
|----|--------------------------------------------|------------------------------|----------------------------------|
| 1. | Opening Balance of Designated Bank Account | 8903.00                      | 0.00                             |
| 2. | Total Deposits                             | 17,14,903.40                 | 13,90,64,958                     |
| 3. | Total Amount withdrawn                     | 16,53,751.40                 | 13,89,94,903                     |
| 4. | Closing Balance                            | 70,055.00                    | 70,055.00                        |

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)

If No, Please provide the below details:-

| S.No. | Date of Withdrawal     | Amount of Excess Withdrawals |
|-------|------------------------|------------------------------|
| 1.    | ————NOT APPLICABLE———— |                              |

#### C. Utilization

We certify that, the M/S R Sandesh Infrastructures Pvt Ltd (Formerly Known as Sandesh Infrastructures Pvt Ltd) –Sandesh City Apartment 5 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 |
|-------|------------------------|--------------------------------------|
|       | ————NOT APPLICABLE———— |                                      |

#### D. Any Qualifications / Observations of CA

|    |             |
|----|-------------|
| 1. | ————NIL———— |
|----|-------------|

Yours Faithfully.

For Utsav Sumit & Associates  
Chartered Accountants  
Firm Reg. No. 016514C

SUMIT AGRAWAL

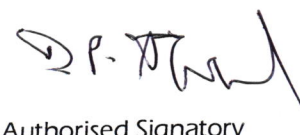
Partner

Membership No. 151008

UDIN: 23151008BGUGWO6822



Agreed and Accepted By

  
Authorised Signatory