



# BHUTADA JAIN & GATAGAT CHARTERED ACCOUNTANTS

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महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क, डिसेंबर २२, २०२१/पौष १, शके १९४३

Annexure F

FORM 5

(see Regulation 4)

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF 'EH U  
PROMOTER'S COMPANY/MRM)

## ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

Date: 03.02.2023

TO

The **Manmode Land Developers & Builders, Manmode Town**  
**(UNIT 3)**

SUBJECT : Report on Statement of Accounts on project fund deposit. utilization and withdraw by  
[Promoter] for the period from **1.4.2021 to 31.03.2022** with respect to Maha RERA Regn  
Number **P50400045572**.

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/We 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/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended **31.03.2022** and hereby certify that:

### A. Deposits:

|   |                                                                | For the Fiscal Year | Total For the Project Till Date |
|---|----------------------------------------------------------------|---------------------|---------------------------------|
| 1 | Total amount collected from allottees                          | Nil                 | 41,75,000                       |
| 2 | % of amount to be deposited as per act                         | 70%                 | 70%                             |
| 3 | Amount to be deposited as per act (1*2)                        | Nil                 | 29,22,500                       |
| 4 | Total amount deposited in the Designated Bank Account          | NI                  | 41,75,000                       |
| 5 | % of Amount deposited in Designated Bank Account [(4)/(1)*100] | 100%                | 100%                            |
| 6 | Shortfall/Excess deposit (3-4)                                 | Nil                 | 12,52,500                       |

*Manmode* *Jepden*



'Sai Tejus', Gujratiwadi Road, Malgujaripura,  
Wardha - 442001 Ph.: 07152-250700  
Mob.: 9822111288, 9404539300

10, Ground Floor, Diwan Plaza,  
Lokmat Square, Ramdaspath, Nagpur-12.  
Ph.: 0712-6612333, Mob.: 9890479299

Near Mahesh Bhavan, Imani Jin,  
Karanja (Lad), Dist. Washim-444105  
Mob.: 9890479299

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 / to)

If No. Please mention the amount not deposited.

**B. Withdrawals**

| S.No |                             | For the Fiscal Year | Total for This Project till date |
|------|-----------------------------|---------------------|----------------------------------|
| 1    | Op. Bal. of Designated Bank |                     | ----                             |
| 2    | Total Deposit               | 4,50,000            | 4,60,000                         |
| 3    | Total Amt withdrawn         | 1,97,100            | 4,50,429                         |
| 4    | Closing Balance             | 2,52,900            | 9,571                            |

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)

IN No, Please provide the below details:-

| S. No | Date of Withdrawals | Amount of Excess Withdrawals |
|-------|---------------------|------------------------------|
| 1     | NA                  | NA                           |

**C. Utilisation**

I/We certify that, the (Name of Promoter) 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     | -    | -                                    |

D.Any Qualification /Observation of CA

|    |    |
|----|----|
| 1. | NA |
| 2  | NA |
| 3  | NA |
| 4  | NA |

For Bhutada Jain & Gatagat

Chartered Accountants

FRN : 126067W



Deepak N. Bhutada

Partner

M.NO.118268

**UDIN : 23118268BGVVCZ1109**

Place: Wardha

## Manmode Land Developers & Builders

For Manmode Town Unit 3

Amount Collected as on 31.03.2022 & Till date 31.01.2023

|                  | As on<br>31.03.2020 | As on<br>31.03.2021 | As on<br>31.03.2022 | Till Date<br>31.01.2023 |
|------------------|---------------------|---------------------|---------------------|-------------------------|
| Booking Received | -                   | -                   | -                   | 4,175,000               |
| Total            | -                   | -                   | -                   | 4,175,000               |

### Note

Booking which is directly received in Manmode Town account is only considered.

In case of amount till 31.03.2022 the debit entries has been reduced

### Working for Amount Withdrwal During the project.

It include amount given for the purchase of land + Development exp

| Particulars                                                         | As on<br>31.03.2020 | As on<br>31.03.2021 | As on<br>31.03.2022 | Till Date<br>31.01.2023 |
|---------------------------------------------------------------------|---------------------|---------------------|---------------------|-------------------------|
| Cost of land                                                        |                     |                     |                     |                         |
| Sanjay Manmode                                                      | 787757              | -                   | -                   | -                       |
| Mohan Manmode                                                       | 787750              | -                   | -                   | -                       |
| Total                                                               | 1575507             | -                   | 1575507             | 1575507                 |
| Devlopement Exp                                                     | 0                   | 0                   | 413591              | 1847550                 |
| Total                                                               | 0                   | 0                   | 413591              | 1847550                 |
| Total of Cost of land & Devlopement Exp                             | 1575507             | 0                   | 1989098             | 3423057                 |
| Estimated Of Manmode Town Unit 3 as per Rera Exculding cost of Land |                     | 6376386             | 6376386             | 6376386                 |
| % Completion of Project                                             |                     | 0.00%               | 6.49%               | 35.46%                  |

Jap. Jap. Manmode

