PRAVIN DHIRAN & CO.
CHARTERED ACCOUNTANTS

"Manish-Sadan", Opp. Raman Cycle Industries, Krishna Nagar, Wardha - 442001
Ph. (07152) 242724. E-mail : pd.wardha@gmail.com

Annexure F

FORM 5

***(See* Regulation 4)**

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
The Mahesh K. Batra
Wadasa Road vidya Nagar
Tah - Bramhapuri, Dist - Chandrapur.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Mahesh K Batra** for the period from **01/04/2023** to **25/01/2024** with respect to MahaRERA Regn Number **P50400033526.**

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 **25-01-2024** and hereby certify that:

A. DEPOSITS:

SN	Particulars	For this Financial Year	Total for this Project till Date
1	Total amount collected from allottees	63,31,710.00	3,16,38,305.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	44,32,197.00	2,21,46,813.50
4	Total amount deposited in the Designated Bank Account	72,93,765.00	3,94,08,892.00
5	% of Amount deposited in Designated Bank Account [(4)1(1) * 100]	115%	124%
6	Shortfall/Excess deposit (3-4)	Excess Deposit Rs.28,61,568.00	Excess Deposit Rs.1,72,62,078.50

Note: 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**

If No. Please mention the amount not deposited.

B. WITHDRAWALS:

SN	Particulars	For this Financial Year	Total for this Project till Date
1	Opening Balance of Designated Bank Account	24,80,602.02	0.00
2	Total Deposits	72,93,765.00	3,94,08,892.00
3	Total amount withdrawn	89,97,869.12	3,86,32,394.10
4	Closing Balance	7,76,497.90	7,76,497.90

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 I, Form 2 and Form 3 issued during the reporting period? **Yes**

If no, please provide the below details:

SN	Date of Withdrawal	Amount of Excess Withdrawal

C. UTILISATION

We certify that, **M/s. Keshar Infra** 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:-

SN	Date	Amount not utilized for Project

D. Any Qualifications/ Observations of CA:

SN	Observation
1	The promoter has deposited other funds Rs.77,70,587.00 into Rera Designated account.
2	

For **Pravin Dhiran & Co.**
Chartered Accountants
FRN – 133656W

S. Mohta

(Shweta Mohta)
Partner
MNo: 113146
UDIN - **25113146BMIORH6355**

PRAVIN DHIRAN & CO. FRN 133656 W Wardha CHARTERED ACCOUNTANTS

Agreed & Accepted by:

Signature of Promoter
Name: **Mahesh K Batra**
Date: 24/03/2025