19-20

Harshal Lodha & Associates
Chartered Accountants

FORM 5
(see Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS TO Sunil Laddhad & Nimish Laddhad(AOP).

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Sunil Laddhad & Nimish Laddhad(AOP) for t from 01/04/2019 to 31/03/2020 With respect to MahaRERA Regn. Number P50500007042

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 Company, during the course of our audit, which in our opinion our which in 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 Sunil Laddhad & Nimish Laddhad(AOP) [Promoter] for the period ended 31.03.2020 and hereby certify that:
i. M/s Sunil Laddhad & Nimish Laddhad(AOP) have completed 1.0738 of the project titled Sumangal Vihar MahaRERARegn.No P50500007042 located at Plot no. 1, Isasani(CT), Hingna, Nagpur, 440016.
ii.Amount collected during the year for this project is Rs 42894397 and amounts collected till date is Rs 176249996.
iii.Amount withdrawn during the year for this project is Rs 42894397 and amount withdrawn till date is Rs NA.

4. I/We certify that the Sunil Laddhad & Nimish Laddhad(AOP) has utilized the amounts collected for Sumangal Vihar project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the propotion to the percentage of completion of the project. (If not, please specify the amount withdrawn in excess of the eligible amount any other exceptions as listed below if any)
1) We have verified books of account wef 01.04.2017 Hence value before said date are not reported in certificate.
2) Vouching and verification of books os accounts is done on test basis
3) Percentage completion as shown in 3(i) is certified by the management
4) The promoter has not maintained distinct 30%, 70%, and 100% bank accounts or, where designated accounts exist, they have not been utilized as per their intended purpose. As such, it is not possible to provide comments on the correctness of deposits.
5) The promoter has not maintained separate RERA 30%, 70%, and 100% bank accounts or, where designated accounts exist, they have not been utilized as per their intended purpose. As such, it is not possible to provide comments on the correctness of deposits.
6) It has been observed that the Promoter has collected funds from the allottees in multiple bank accounts instead of routing them exclusively through the designated RERA account. This practice is not in compliance with the prescribed guidelines
7) On verification of Form 3 submitted by the Promoter, it has been noted that the actual cost incurred on the project has exceeded the originally estimated cost

Harshal Lodha

Name of the Signatory: CA Harshal Lodha
UDIN: 25191475BMUNUD3959

SUNIL LADDHAD &
NIMISH LADDHAD (AOP)

Association Person

Place Pune	Full Address : Pune
Date: 16-05-2025	Membership No.: 191475.

FR.NO. 101791 PUNE

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