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Harshal Lodha & Associates
Chartered Accountants

Form 5

Annual Report on Statement of Accounts

Chartered Accountant's Certificate

Date:16-05-2025

To:
SUNIL LADDHAD & NIMISH LADDHAD (AOP)
HINGNA, NAGPUR, 440016
Subject: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by SUNIL LADDHAD & NIMISH LADDHAD (AOP) for the period from 1st April 2022 to 31st March 2023 with respect to MahaRERA Registration Number: P50500007042.

1. This certificate is issued by the provisions of the Real Estate, Act, 2016 read along with the Maharashtra Real Estate Rules, 2017.
2. We have obtained all necessary information and explanation from the Promoter, during our audit, which in our opinion are necessary for 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)** for the period ended 31/03/2023 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1.	The total amount collected from allottees	2,30,07,200	22,87,59,596
2.	% of the amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	1,61,05,040	16,01,31,717
4.	Total amount deposited in the Designated Bank Account	NA	NA
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	NA	NA
6.	Shortfall /Excess deposit (3-4)	NA	NA

M/S Harshal Lodha & Associates FR NO. 161781 PUNE Chartered Accountants

Head Office: Office No. 308, A Wing, Mehta Chambers, Near 7 Apple Hotel, Behind Siddharth Motors, Kasarwadi, Pune - 411034
Contact Details: Mobile - +91 9579678865 **E-mail**- caharshallodha96@gmail.com

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Amount collected/deposited at Sr. No. 1&2, shall not include pass-through charges and indirect taxes.

Has the required amount of money collected from allottees of the project units, as specified in the act, been deposited in the Designated RERA Bank Account? (Yes/No)

- **No, Promoter has not maintained separate RERA Designated bank account, hence we cannot certify the amount deposited in the designated account**

If No, please mention the amount not deposited.

B. Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1.	Opening Balance of Designated Bank Account	83,431	-
2.	Total Deposits	12,02,44,460	-
3.	Total amount withdrawn	12,03,00,234	-
4.	Closing Balance	27,657	-

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)

- **No, Promoter has not maintained separate RERA Designated bank account, hence we cannot certify the amount withdrawn from the designated account**

If No, Please provide the below details:-

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

C. Utilization:

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.

- **No, we cannot certify the amounts withdrawn from designated bank account has been utilised for the project cost as promoter has not maintained the designated bank account.**

If No, please provide the below details:-

Sr. No.	Date	Amount not utilized for Project Cost
1.	NA	NA

M/S Harshal Lodha & Associates FR NO. 161791 PUNE Chartered Accountants

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D. Any qualifications / observations of CA

Sr. No.	Particulars
1.	The Promoter has not maintained a separate bank account as required for depositing 70% of the amounts realized from the allottees. Consequently, we are unable to verify the withdrawals made in accordance with the provisions of the Act.
2.	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.
3.	The Promoter has not maintained designated bank account and separate books of account for the registered project. In the absence of such records, we are unable to verify the utilisation of amounts withdrawn from the designated bank account for the specific project.
4.	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.
5.	Since a separate designated RERA account has not been maintained, in Table B we have considered amounts deposited and withdrawn from the bank accounts where promoter has collected the money from allotees. Hence, we are unable to verify the reconciliation of deposits reported in Table A with the withdrawals reported in Table B. Accordingly, the accuracy and completeness of disclosures in Table A and Table B could not be independently verified.

Yours Faithfully,

M/S Harshal Lodha & Associates ★ Chartered Accountants ★ FR NO. 161791 PUNE

Signature of Chartered Accountant
UDIN: 25191475BMUNUG4377
Membership Number:191475
Name: Harshal Lodha

SUNIL LADDHAD &
NIMISH LADDHAD (AOP)

Association Person

Agreed and accepted by:

Signature of Promoter
Name: NIMISH LADDHAD
Date: 16/05/2025