KOCHAR MEHTA AND CO. LLP
CHARTERED ACCOUNTANTS

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Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: -10/08/2024

To

The Balajikrupa Rea' Estate and Developers (Balaji-1), Kawrapeth, Umeed.

Subject: Report on Statement of Account on project fund deposit. utilization and withdrawal by Balajikrupa Real Estate and Developers (Balaji -1) for the period from 01/04/2020 to 31/03/2021 respect to MahaRERA Regn Number P50500011849

1. This Certificate is issued in accordance with the provisions of 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 & 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 & Documents, and the relevant records of (Promoter) for the period ended **Balajikrupa Real Estate and Developers (Balaji -1)** and hereby certify that:

A. DEPOSITS

		For this Fiscal Year	Total for this Project till date
1.	Total amount collected from allottees	32,00,000/-	59,85,000/-
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	22,40,000/-	41,89,500/-
4.	Total amount deposited in the Designated Bank Account	13,00,000/-	40,85,000/-
5.	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	40.63%	68.25%
6.	Shortfall / Excess Deposit (3-4)	9,20,0000/-	1,04,500/-

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

Firm Has the required proportion of the money collected from allottees of the project units, as specified in the Act, deposited in the Designated RERA Bank Account. During. the period a unit was sold at 16,50,000/- of which Occupancy certificate was received and consideration so received was in other bank account

B. WITHDRAWALS

		For this Fiscal Year	Total for this Project till date
1.	Opening balance of Designated Bank Account	512.00	8,09,656.00
2.	Total Deposits	1,33,06,000.00	6,83,62,515.00
3.	Total Amount Withdrawn	1,32,99,710.00	6,91,65,369.00
4.	Closing Balance	6,802.00	6,802.00

Note: - The Bank account in Wardaman urban Co-op Bank having account no. 001002100001691 is opened prior to RERA registration and which is used for RERA receipts and plot sale and other business purpose.

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.

C. UTILISATION

I/We certify that, the **Balajikrupa Real Estate and Developers (Balaji -1)** has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act.

D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1.	Amount at point b is taken as per books of accounts.
2.	Rs 16,50,000/- received in other than designated bank account.

Yours faithfully
For Kochar Mehta & Co LLP
Chartered Accountant

Agreed and accepted by:
Balaji Krupa Real Estate & Developer

DS Bang

Signature of Promoter
Name: Dilip Bang
Date: 10-08-2024

Authorised Signatory

KOCHAR MEHTA & CO. FRN: W 100386 Chartered Accountants

CA Anand Mehta
Partner
M. No. 166612
Place: Nagpur
UDIN:24166612BKCZSQ3077