K B C S & Co.
Chartered Accountants
H.O. : 1st Floor, C/o Anand Barde, Near Anand Palace Shrikhande Hospital, Abhyankar Road, Dhantoli-40012. Tel.:0712-2958559
B.O. : SS /203, Swami Samarth Complex, Bazar Road, Gokulpeth, Nagpur-10.
E-mail : vvscoca@gmail.com

C.A. Mukund Barve | C.A. Omprakash Chandak | C.A. Amit Karira

Annexure F

FORM 5

***(See* Regulation 4)**

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 08.04.2023

To

The Devang Developers LLP ,
32, A, Deep Apartment, Pandey Layout,
Khamla, Nagpur – 440025.

SUBJECT : Report on. Statement of Accounts on project fund deposit, utilization and withdrawal by **Devang Developers LLP** [Promoter] for the period from 01.04.2020 *to* 31.03.2021 with respect to Maha RERA Regn Number P50500018698

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, 201 7.

2. 1/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 **Devang Developers LLP** for the period ended and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	18,53,22,071.00	18,53,22,071.00
2.	% of amount to be deposited as per act	100%	100%
3.	Amount to be deposited as per act (1*2)	18,53,22,071.00	18,53,22,071.00
4.	Total amount deposited in the Designated Bank Account	19,23,55,148.00	19,23,55,148.00
5.	% of Amount deposited in Designated Bank Account [(4)1(1)* 100]	100%	100%
6.	Shortfall/Excess deposit (3-4)	7033077.00	7033077.00

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 / No)

If No. Please mention the amount not deposited.

K.B.C.S.& CO. NAGPUR CHARTERED ACCOUNTANTS

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	0	0
2.	Total Deposits	19,23,55,148.00	19,23,55,148.00
3.	Total amount withdrawn	19,23,55,148.00	19,23,55,148.00
4.	Closing Balance	0	0

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 / No)

If No, Please provide the below details:-

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1.		

C. Utilisation

Me 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

D. Any Qualifications / Observations of CA

1.	**Table A : Point 6 : Difference amount is the GST amount paid by Customers towards their resp. flats**
2.	
3.	
4.	

Yours Faithfully, Signature of Chartered Accountant

For KBCS & CO.
CHARTERED ACCOUNTANTS
FIRM REG. NO. 109255W

DEVANG DEVELOPERS LLP

Partner

K.B.C.S.& CO. NAGPUR CHARTERED ACCOUNTANTS

M.M. BARVE
PARTNER
MEMBERSHIP NO 038018

UDIN: 23038018BGVRGL7939

Nagpur, Dated: 07/04/2023

Agreed and Accepted by:

Signature of Promoter

Name: Hemal Nadiyana / Rupal Nadiyana

Date: