

UDIN :- 23192179BGWFOZ4482

Date: 16/02/2023

ANNEXURE - F
FORM - 5 [see Regulation 4]
CHARTERED ACCOUNTANT'S CERTIFICATE
(ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE)

To,
Vishal Bawistale
Block no.9, Ghatate Chambers, Wardha Road
Ramdaspath, Panchsheel Square
Nagpur 440012

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Vishal Bhawistale [Promoter] for the period 1 April 2021 to 31 March 2022 with respect of MahaRERA Registration Number P50500018802.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ('RERA' or 'the Act') read along with the Maharashtra Real Estate (Regulation and Development) (Regulation 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 the (Promoter) for the period ended 31 March 2022 and hereby certify that:

A. Deposits

Sr. No.	Particulars	For this Fiscal Year	Total for this project Till date
1	Total amount collected from the allottees	26074800.02	124362191
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	18252360.01	87053533.71
4	Total amount deposited in the Designated Bank Account	2600000.02	18251095.02
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	9.97	14.68
6	Shortfall/(Excess) deposit (3-4)	15652359.99	68802438.69



The 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 Bank Account? (Yes / No).

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	2938.63	0
2	Total Deposits	2710000.02	19105573.02
3	Total amount withdrawn	2664303.4	19056937.77
4	Closing Balance	48635.25	48635.25

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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)

If No, Please provide the below details: -

Sr No	Date of Withdrawal	Amount of Excess Withdrawals

C. Utilization

I/We certify that, the Mr. Vishal Bhawistale has maintained RERA Designated Account but he has been utilizing and receiving the amount of Sale Proceeds on his Current Account which was utilized upto the extend of 70.25 % as per books of Accounts.

If No, please provide the below details:-

Sr No	Date	Amount not utilized for Project Cost



Sr. No	D. Any Quilifications/Observations of CA
1	The Difference in Amount Deposited as Per Table A and Table B is due to Amount of Cash Received in RERA Designated Account.
2	We have Presume that the Account Mentioned in RERA Registration Form is Open as per the Guidelines of RERA and is RERA Designated Collection Account

Yours Faithfully,

M/s. MJM ASSOCIATES

CHARTERED ACCOUNTANTS



FRN: 117306W

(CA Karan Mehendiratta)

PARTNER

M. No. : 192179

DATE: 16/02/2023

UDIN: 23192179BGWFOZ4482

Agreed and accepted by:

ORANGE CITY REALITIES

Signature of Promoter PROPRIETOR

Name: Vishal Bhawistale

Date : 16/02/2023