Annexure F
FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

Date : 31/10/2024

To,
Tirupati Developers,
3rd Floor, NKY Towers,
Ajni Sq. Wardha Road,
Nagpur-440015

SUBJECT: Report on statement of accounts on project fund deposit, utilization and withdrawal by Tirupati Developers for the period from 01/04/2023 to 31/03/2024 with respect to MahaRERARegn Number **P50500018095**, Project Name **Rajatbhoomi-5**.

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. I have obtained all necessary information and explanation from the Promoter, during the course of our audit. Which in my opinion are necessary for the purpose of this certificate.

3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant record of Tirupati Developers for the period ended 31/03/2024 and hereby certify that:

A. Deposits:

		For this Fiscal year	**Total for this project till date**
1.	Total amount collected from allottees	0.00	51214421.00
2.	%of amount to be deposited as per act	-	70%
3.	Amount to be deposited as per act (1*2)	0.00	35850094.70
4.	Total amount deposited in the	0.00	51214421.00

	Designated Bank Account		
5.	% of Amount deposited in Designated Bank Account [(4)]	-	100%
6.	Shortfall /(Excess) deposit (3-4)	0,00	(15364326.30)

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) — Yes

If No, please mention the amount not deposited — Nil

B. Withdrawals

		For this fiscal year	**Total for this project till date**
1.	Opening Balance of Designated Bank Account	5605731.53	7255140.93
2.	Total Deposits	0.00	51214421.00
3.	Total amount withdrawn	0.00	51214421.00
4.	Closing Balance	8106940.22	8106940.22

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant form1, form 2 and form 3 issued during the reporting period? (Yes/NO) — Yes

If No, please provide the below details: -

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

C. Utilisation

I certify that, the Tirupati Developers has utilized the amounts withdrawn from designated bank account towards projects cost only, as specified in the act.

If No, please provide the below details: -

S.No.	Date	Amount not utilized for projects Cost
1.	NIL	

D. Any Qualification/ Observation of CA

1	The assessee have multiple projects but maintain only one designated bank account, in which collect all receipts from customers.
2	In above working opening balance and closing balance of designated bank account is taken as per Bank Book and total amount deposited for this project is considered as withdrawl as it is not possible to work out the exact amount
3	The above collection from allottees also includes stamp duty and registration charges.

Agree and Accepted by: Nagpur

Tirupati Developers
3rd Floor, NKY Tower
Ajni Square, Wardha Road,
Nagpur

Date : 31/10/2024

Partner
Tirupati Developers

FOR KND & ASSOCIATES
Chartered Accountants
F.R.N 112180W

(KAILAS KEJGIR)
Partner
MEM NO.100187
UDIN – 24100187BKCOIH2806