

**DEMBLE RAMANI & CO.****CHARTERED ACCOUNTANTS****201, M.G. HOUSE, R.T.ROAD,****CIVIL LINES, NAGPUR-440001****PHONE :0712-6603630 / 31****Fax No. 3918654****E-mail : dembleramani@yahoo.co.in**

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महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क, डिसेंबर २२, २०२१/पौष १, शके १९४३**Annexure F****FORM 5***(See Regulation 4)***ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

To.

M/s Rachana Developers,

'LOTUS', Floor, Plot No.5, Gorepeth Layout,

WHC Road, Dharampeth, Nagpur- 440010.

SUBJECT : Report on Statement of Accounts on project fund deposit. utilization and withdrawal by M/s Rachna Developers, for the period from 01-04-2021 to 31-03-2022 with respect to MahaRERARegn Number P50500019742 (Rachana Developers- Mithila Phase II).

I. 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/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 M/s Rachana DeveloperS for the period ended Mar 2022 and hereby certify that:

A. Deposits:

		For this Fiscal year (Rs.)	Total for this project till date (Rs.)
I.	Total amount collected from allottees	3,75,74,838.00	13,81,21,788.50
2	% of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (I * 2)	2,63,02,386.60	9,66,85,251.95
4	Total amount deposited in the Designated Bank Account	3,61,29,938.00	13,65,76,888.50
5	% of Amount deposited in Designated Bank Account $\frac{(41/O)*100}{1}$	96.00%	99.00%
6	Shortfall/Excess deposit (3-4)	98,27,551.40 (Excess)	3,98,91,636.55 (Excess)

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, been deposited in the Designated RERA Bank Account? (Yes /No): Yes.

If No. Please mention the amount not deposited: NA

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B. Withdrawals

		For this Fiscal year (Rs.)	Total for this project tilldate (Rs.)
1.	Opening Balance of Designated Bank Account	1,63,535.60	10,000.00
2.	Total Deposits	3,67,12,968.00	14,20,92,624.50
3.	Total amount withdrawn	3,68,67,071.92	14,20,93,192.82
4.	Closing Balance	9,431.68	9,431.68

As specified in the Act, All the amounts withdrawn during the year from R.ERA 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:-

Yes, As On 09-04-2022, The Architect of the Project has Issued Percentage of Completion Certificate of 100% in his Form 1. The Photocopy of the Same Is Enclosed. As the Project is Completed as on 31-03-2022, all the Cost Related to Development of Project have been Incurred by Promoter.

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

C. Utilisation

I/We certify that, the Rachana Developer 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:-

Yes, As On 09-04-2022, The Architect of the Project has Issued Percentage of Completion Certificate of 100% in his Form 1. The Photocopy of the Same Is Enclosed. As the Project is Completed as on 31-03-2022, all the Cost Related to Development of Project have been Incurred by Promoter.

S.No	Date	Amount not utilised for Project Cost
1	NA	NA

D. Any Qualifications/ Observations of CA

I.	NA
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Agreed and Accepted by:

Signature of PromoterName: ✓

Date: 30/06/2022

Yours Faithfully,



Signature of Chartered Accountant

(UDIN 22140900ALZOMO8680

Membership Number 140900)

Name: C.A. Himesh Demble,
201, Demble Ramani and Company, MG House,
Civil Lines, nagpur