# DEMBLE RAMANI & CO.
CHARTERED ACCOUNTANTS
201, M.G. HOUSE, R.T.ROAD,
CIVIL LINES, NAGPUR-440001
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**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 01-04-2020 To 31-03-2021 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 necessa1y for the purpose of this certificate.

3. I/We hereby confim1 that 1/We have examined the prescribed registers, books and documents, and the relevant records of M/s Rachana Developers for the period ended and hereby certify that:

**A. Deposits:**

| | | For this Fiscal year (Rs.) | Total for this project tilldate (Rs.) |
|---|---|---|---|
| I. | Total amount collected from allottecs | 6,17,96,400.00 | 10,05,46,950.50 |
| 2. | % of amount to be deposited as oer act | 70.00% | 70.00% |
| 3. | Amount to be deposited as oer act *(I* *2) | 4,32,57,480.00 | 7,03,82,865.35 |
| 4. | Total amount deposited in the Desi nated Bank Account | 6,16,96,400.00 | 10,04,46,950.50 |
| 5. | % of Amount deposited in Designated Bank Account r(4l/O)*1001 | 99.84% | 99.90% |
| 6. | Shortfall/Excess denosit (3-4) | -1,84,38,920.00 (Excess) | -3,00,64,085.15 (Excess) |

Amount collected/deposited at Sr. No. I & 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. Rs. 1,00,000/-



**B. Withdrawals**

| | | For this Fiscal year (Rs.) | Total for this project tilldate (Rs.) |
|---|---|---|---|
| I. | Opening Balance of **Designated Bank Account** | 7,69,978.10 | 7,79,978.10 |
| 2. | Total Deposits | 6,42,24,236.00 | 10,53,79,656.50 |
| 3. | Total amount withdrawn | 6,48,30,678.50 | 10,52,26,120.90 |
| 4. | Closing Balance | 1,63,535.60 | 9,33,513.70 |

As specified in the Act, All the amounts withdrawn during the year from R.ERA Bank Account were withinthe 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 31-03-2021, The Architect of the Project has Issued Percentage of Completion Certificate of 100% in his Form 1 Dated 30-06-2021. The Photocopy of the Same Is Enclosed. As the Project is Completed as on 31-03-2021, 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 (Name of Promoter) has utilized the amounts withdrawn from designated bank accounttowards project cost only. as specified in the act.

If No, please provide the below details:-

Yes, As On 31-03-2021, The Architect of the Project has Issued Percentage of Completion Certificate of 100% in his Form 1 Dated 30-06-2021. The Photocopy of the Same Is Enclosed. As the Project is Completed as on 31-03-2021, 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 |

| | |
|---|---|
| Agreed and Accepted by:<br><br>Signature of PromoterName:<br>Date: 06-01-2022 | **Yours Faithfully,**<br><br>**Signature of Chartered Accountant**<br>**(UDIN 22140900AAAAAB2931**<br>**Membership Number 140900)**<br>**Name: C.A. Himesh Demble,**<br>**201, Demble Ramani and Company, MG House, Civil Lines, nagpur** |