MOHAN SHEMBEKAR & ASSOCIATES
Chartered Accountants

Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date 15/02/2023

To,
M/s. Raj Buildcon.
Nagpur.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s. Raj Buildcon** for the period from 01/04/2021 to 31/03/2022 with respect to Maha RERA Regn Number **P50500021912**.

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/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 **Raj Palace 9** for the period ended 31/03/2022 and hereby certify that:

A. Deposits:

Sr. No.	Particular	**For this Fiscal year 2021-22**	**Total for this project till date**
1	Total amount collected from allottees	1,71,23,000	2,84,00,000
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	1,19,86,100	1,98,80,000
4	Total amount deposited in the Designated Bank Account	1,09,82,300	1,98,80,000
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	64.14%	100%
6	Shortfall/Excess deposit (3-4).	10,03,800	--

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.
Promoter has changes the designated bank in the mid of project.



B. Withdrawals

		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	2,54,820	0.00
2	Total Deposits	1,09,82,300	1,44,26,200.00
3	Total amount withdrawn	1,12,37,120	1,44,26,200.00
4	Closing Balance	00	0.00

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

If No. Please provide the below details:

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

C. Utilisation

I/We certify that, the (Name of Promoter) has utilized the amounts withdrawn from designated towards project cost only, as specified in the act. Yes

If No, please provide the below details:

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

D. Any Qualifications/Observations of CA

1.	As per Promoter due to technical difficulties the promoter has changed the designated bank account in the mid of project.
2.	

PLACE : NAGPUR

DATE : 15/02/2023

Yours Faithfully,
For MOHAN SHEMBEKAR & ASSO.
Chartered Accountants

KAILASH ADKINE
PARTNER
M.NO. 123393
UDIN : 23123393BGURWC9864

Agreed and Accepted by:

Signature of Promoter
Name: Suraj Manohar Kapartiwar
Date: 15/02/2023

Office: First Floor, Above Bhaskar Sabhagruha, Bharat Nagar, Amravati Road, Nagpur – 440033
Contact No. 09423683625,0712-6623375&Email ID: - kmadkine@gmail.com