Rai Lokesh & Associates

Chartered Accountants
598, Opp. Hotel Meghdoot, Cotton Market Sq., Ghat Road, Nagpur-440018
Phone :- +91-712-2731148, (M) 09372941919/ 08657311315 Email- rai_lokesh21@yahoo.co.in

Date : 01/02/2023

To,

M/s Dev Developers & Constructions,
R/o 200, Gajanan Kunj, Dattatraya Nagar
Nagpur-440024

Subject: Report on Statement of Accounts on Project Fund Deposit, Utilization, and withdrawal by **M/s Dev Developers & Constructions for the Period from 01/04/2022 TO 30/09/2022 with respect to Maharera Regn No. P50500022172**

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 Websites) 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 (Promoter) for the period ended 31/12/2022 and here by certify that:

A. Deposits :

		For the Fiscal year(6 month)	**Total for this projects till date**
1.	Total amount collected from allottees	**81,32,000.00**	**2,91,30,000.00**
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	56,92,400.00	2,03,91,000.00
4.	Total amount deposited in the Designated Bank Account	68,51,900.00	4,17,21,500.00
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6.	Shortfall / Excess deposit (3-4)	0.00	0.00

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.

Lokesh Rai
B.Com, FCA
Regd Office : Ward no 9, Near Ram Mandir, Lodhikheda, Tah- Sausar, Dist.-Chhindwara, 480108

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B. Withdrawals

		For the Fiscal year	Total for this projects till dates
1.	Opening Balance of Designated Rank Account**(ICICI A/c No. 0006)**	1,62,930.04	5,000.00
2.	Total Deposits	68,51,900.00	4,17,21,500.00
3.	Total amount withdrawn	70,04,100.00	4,17,15,769.96
4.	Closing Balance	10,730.04	10,730.04

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:-

S. No	Date of withdrawal	Amount of Excess Withdrawals
1.	N.A.	No Excess Withdrawal

C. Utilization

I/We certify that, the **M/s Dev Developers & Constructions** 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:

S. No	Date of withdrawal	Amount of Excess Withdrawals
1.	N.A.	No Excess Withdrawal

D. Any Comments/Observations of CA

1	M/s Dev Developers & Constructions has utilized the whole the amount which is collected from allottees towards the project.

For Rai Lokesh & Associates
Chartered Accountants
FRN No : 017838C

RAI LOKESH & ASSOCIATES * CHARTERED ACCOUNTANT *

(Lokesh Rai)
Proprietor
M.No.421240
UDIN NO.: 23421240BGTXWE2994

Agreed and accepted by:

Signature of Partner

(Sau.Minal Girish Gulhane)