



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

To,
The -Promoters (Project: Kirti Nagar), 196, Red-Cross Road, Sadar, Nagpur-01
Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the Promoters (Asha Agrawalji, Lata Agrawalji, Nirmala Agrawalji, Shobha Agrawalji & Rajkumar Agrawalji)
for the period from **01-04-2020 to 31-03-2021** with respect to MahaRERA Regn. Number **P50500023463**.

- 1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017.
- 2 We have obtained all necessary information and explanation from the promoter, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
- 3 We hereby confirm that we have examined the prescribed register, books and documents, and the relevant records of the Project Kirti Nagar for the period ended 31st March, 2021 and hereby certify that :

Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
A	Deposits :		
	1 Total amount collected from Allottees	21,752,620.00	38,118,889.00
	2 % of amount to be deposited as per the Act	70%	70%
	3 Amount to be deposited as per the Act (1*2)	15,226,834.00	26,683,222.30
	4 Total amount deposited in the designated bank Account	21,752,620.00	33,928,443.00
	5 % of amount deposited in the designated bank Account (4/1*100)	100%	89%
	6 Shortfall / (Excess) Deposit (3-4)	-6,525,786.00	-7,245,220.70

- Note :
- 1 Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.
 - 2 Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the designated RERA bank account ?
YES
N.A.
 - 3 If no, please mention the amount not deposited



Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
B	Withdrawals :		
	1 Opening Balance of designated bank account	5,795,356.00	0.00
	2 Total Deposits	33,410,463.00	47,796,142.00
	3 Total Amount withdrawn	36,332,261.00	44,922,584.00
	4 Closing Balance	2,873,558.00	2,873,558.00

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period ?

YES

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals

Note: The above mentioned amount, at Sr. No. 2, also includes amount deposited/contributed by the co-owners for money to be used in the development work of the project.

C Utilisation :

We certify that the Co-owners of the Project have utilized the amount withdrawn from designated bank account towards project cost only, as specified in the act.

If No, Please provide the below details -

Sr. No.	Date	Amount not utilized for the project cost

D Any qualification / observations by CA :

Sr. No.	Qualification / Observation
1	

Yours faithfully,
For, MTS & Asso.
Chartered Accountants

CA Neha Parani
(Membership No. : 179515)
(UDIN : 23179515BGVIVE1508)

Date : 14-Feb-23
Place : Nagpur



For & on behalf of, Kirti Nagar
Agreed & Accepted by

Rajkumar Agrawal
Mr. Rajkumar Agrawal
(Co-Owner)

सौ. निर्मला अग्रवाल
Mrs. Nirmala Agrawal
(Co-Owner)