



JAIN SANJAY & ASSOCIATES LLP
— CHARTERED ACCOUNTANTS —

1836, Near Prem Nagar Post Office, Jabalpur 482001 M.P.
M: 8888227757 | E: info@jsaca.in | W: www.jsaca.in

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 01-04-2023 to 31-03-2024 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, 2024 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	71,92,201	10,79,30,163
	2	% of amount to be deposited as per the Act	70%	70%
	3	Amount to be deposited as per the Act (1*2)	50,34,541	7,55,51,114
	4	Total amount deposited in the designated bank Account	71,92,201	10,37,39,717
	5	% of amount deposited in the designated bank Account (4/1*100)	100%	96%
	6	Shortfall / (Excess) Deposit (3-4)	-21,57,660	-2,81,88,603
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 3 If no, please mention the amount not deposited N.A.				



Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
B	Withdrawals :		
	1 Opening Balance of designated bank account	68,60,502	0
	2 Total Deposits	1,90,03,678	15,33,25,488
	3 Total Amount withdrawn	2,52,18,167	15,26,79,475
4	Closing Balance	6,46,013	6,46,013

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 JAIN SANJAY AND ASSOCIATES LLP
FRN: 002659C/C400294

CA Arpit Agrawal
(Membership No. : 187266)
(UDIN : 25187266BMKOLB5191)



Date : 16-Dec-24
Place : Jabalpur

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

Mr. Rajkumar Agrawal
(Co-Owner)

Mrs. Nirmala Agrawal
(Co-Owner)