CAP & Co.
Chartered Accountants

CA Mohit M. Bajaj
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Annexure F
FORM 5

***(See* Regulation 4)**

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 10/02/2025

To,
M/S. GOVIND URBAN CREDIT CO-OP SOCIETY LTD,
NAGPUR - 440009

SUBJECT: Report on. Statement of Accounts on project fund deposit, utilization and withdrawal by M/S. GOVIND URBAN CREDIT CO-OP SOCIETY the period from **01/04/2023** to **31/03/2024** with respect to Project Name "KHAMLA HEIGHTS" MahaRERARegistration Number P50500024351.

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. 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 registers, books and documents, and the relevant records of (Promoter) for the period ended 31st March 2024 and hereby certify that:

A. Deposits:

Sr No	Particuler	For this Fiscal year	Total for this project till date
1	Total amount collected from Allottees	68,51,000.00	2,20,53,000.00
2	% of amount to be deposited as per act	100%	100%
3	Amount to be deposited as per act (1*2)	68,51,000.00	2,20,53,000.00
4	Total amount deposited in the Designated Bank Account	68,51,000.00	2,20,53,000.00
5	% of Amount deposited in Designated Bank Account [(4)1(1)* 100]	100%	100%

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6	Shortfall/Excess deposit (3-4)	Nil	Nil

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? NA

If No. Please mention the amount not deposited.

B. Withdrawals

		For this Fiscal year	**Total for this project till date**
1.	Opening Balance of Designated Bank	59,73,550.00	
2.	Total Deposits	78,52,000.00	1,47,03,000.00
3.	Total amount withdrawn	29,99,810	38,77,260.00
4.	Closing Balance	10825740.00	1,08,25,740.00

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 I, Form 2 and Form 3 issued during the reporting period? NA

If No, Please provide the below details:-

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
1.	NA	NA

C. Utilisation

Me certify that, the M/S. GOVIND URBAN CREDIT CO-OP SOCIETY LTD, 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**	**Amount not utilised for Project Cost**
1.	**NA**	**NA**

D. Any Qualifications / Observations of CA

1.	**NIL**
2.	

Yours Faithfully,
For CAP & Co.
Chartered Accountants,

CAP & CO. FRN 144475W Chartered Accountants

CA Mohit Bajaj
Partner
Membership Number: 197852
UDIN: 25197852BMIWMZ9528

for Karare

Agreed and Accepted by:
Name: Mr. Sanjay Karare
Signature of Promoter
Name: M/S. GOVIND URBAN CREDIT CO-OP SOCIETY LTD,
Date: 10/02/2025