



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

To,
 M/S CONCRETE DEVELOERS
 Plot No 3&4, Gauri Heights,
 Canel Road, Ramdaspath,
 Nagpur 440010

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/S CONCRETE DEVELOERS the period from **01/04/2022** to **31/03/2023** with respect to Project Name "GOVIND ENCLAVE" MahaRERARegistration Number P50500024602,

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 M/S CONCRETE DEVELOERS for the period ended 31st March 2023 and hereby certify that:

A. Deposits:

Sr No	Particular	For this Fiscal year	Total for this project till date
1	Total amount collected from Allottees	9,93,65,423	17,80,78,283
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	6,95,55,796	12,46,54,798
4	Total amount deposited in the Designated Bank Account	9,93,65,423	17,80,78,283
5	% of Amount deposited in Designated Bank Account [(4)1(1)*100]	100%	100%
6	Shortfall/Excess deposit (3-4)	2,98,09,627	5,34,23,485



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

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 Account	16,995,294.83	
2.	Total Deposits	121,244,235.00	212,991,602.00
3.	Total amount withdrawn	129,372,989.04	204,125,061.21
4.	Closing Balance	8,866,540.79	8,866,540.79

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

Note: -

1. as per table "A Deposits", amount to be deposited as per act of Rs 124,654,798 and as per as per table "B Withdrawals" total deposited amount of Rs 212,991,602. There excess deposit amount was deposited by promoter as self-contribution on project is Amount of Rs 88,336,804
2. As per "form 3" Amount which can be withdrawn from the designated account is 176,941,739 and as per table "B Withdrawals" total withdrawal done from recognize account is Amount of Rs 204,125,061. There excess withdrawal amount by promoter against self-contribution (as mention in "Note no 1") on project is Amount of Rs 27,183,322. Balance of own contribution on project is amount of Rs 61,153,482

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 CONCRETE DEVELOERS 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:- Yes

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

D. Any Qualifications / Observations of CA

1.	NIL
2.	



M/s. Ratan Chandak & Co
Chartered Accountants

F.R.N108696W

CA Akash Kothari

Partner

Membership No. 443320

UDIN: 23443320BGXXWM9509

Date : 30/09/2023

Place : Nagpur

Agreed and Accepted by:



Name: Nitish Rameshchandra Chordia

Signature of Promoter

Name: M/S. CONCRETE DEVELOPERS

Date: 30/09/2023