



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**

To,

1. Shri Sanjay Nagorao Paidliwar
 Plot No. 140, Shivaji Nagar, Nagpur - 440010
2. Shri Nitish Rameshchandra chordia
 Plot no. 139, Shankar Nagar, Nagpur - 440010

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by "Shri Sanjay Nagorao Paidliwar and Shri Nitish Rameshchandra Chordia" the period from **01/04/2022** to **31/03/2023** with respect to Project Name "SHREE LAXMI NAGAR" MahaRERARegistration Number P50500024752.

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 "Shri Sanjay Nagorao Paidliwar and Shri Nitish Rameshchandra Chordia" 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	29,316,934	59,865,074
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	2,05,21,854	4,19,05,552
4	Total amount deposited in the Designated Bank Account	29,316,934	59,865,074
5	% of Amount deposited in Designated Bank Account [(4)1(1)* 100]	100%	100%
6	Shortfall/Excess deposit (3-4)	87,95,080	1,79,59,522



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

Sr No	Particular	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank	776,265.40	0.00
2	Total Deposits	33,723,252.00	64,887,162.00
3	Total amount withdrawn	33,583,287.84	63,970,932.44
4	Closing Balance	916,229.56	916,229.56

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", total amount deposited amount of Rs 4,19,05,552 and as per as per table "B Withdrawals" total deposited amount of Rs 64,887,162. There excess deposit amount was deposited by promoter as self-contribution on project is Amount of Rs 22981610.00
2. As per "form 3" Amount which can be withdrawn from the designated account is 57,238,289 and as per table "B Withdrawals" total withdrawal done from recognize account is Amount of Rs 63,970,932. There excess withdrawal amount by promoter against self-contribution (as mention in "Note no 1") on project is Amount of Rs 6,732,643. Balance of own contribution on project is amount of Rs 22981610/-

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 "**Shri Sanjay Nagorao Paidliwar and Shri Nitish Rameshchandra Chordia**" 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
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M/s. Ratan Chandak & Co
Chartered Accountants
F.R.N.108696W

CA Akash Kothari
Partner

Membership No. 443320
UDIN: 23443320BGXXWN5545

Date : 30/09/2023
Place : Nagpur

Agreed and Accepted by:

AUTHORISED SIGNATORY

Name: Nitish Rameshchandra Chordia
Signature of Promoter
Date: 30/09/2023