ADHISH AGRAWAL & CO.
CHARTERED ACCOUNTANTS
Flat No. B-1107, Maxx Glory (B-Wing), Near Beltarodi D-Mart,
Beltarodi, Nagpur-441108

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

To,

Prime Properties, Nagpur - 441110

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **PRIME PROPERTIES** for the period from 01.04.2022 to 31.03.2023 with respect to MahaRERA Regn. Number P50500025835

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 PRIME PROPERTIES for the period ended 31.03.2023 and hereby certify that :

Sr.No		Particulars	Amount Rs. For this Fiscal Year	Amount Rs. Total for this project till date
A		Deposits :		
	1	Total amount collected from Allottees	13,65,800	1,39,65,846
	2	% of amount to be deposited as per the Act	70%	70%
	3	Amount to be deposited as per the Act (1*2)	9,56,060.00	97,76,092.20
	4	Total amount depoited in the designated bank Account (Please see Note below in point D)	0.00	26,50,000.00
	5	% of amount depoited in the designated bank Account (4/1*100)	0%	19%
	6	Shortfall / (-) Excess Deposit (3-4)	9,56,060.00	71,26,092.20

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 ? No as initially amount was received in other than RERA designated bank account.
3 If no please mention the amount not deposited : 956060

Contact : email: caadhish.agr1@gmail.com Mobile : 9595978905 Alternate No. : 07385144644

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Sr.No		Particulars	Amount Rs.	
			For this Fiscal Year	Total for this project till date
B		Withdrawals :		
	1	Opening Balance of designated bank account	4,305.36	10,30,383.36
	2	Total Deposits	-	26,50,000.00
	3	Total Amount withdrawn	649.04	36,76,727.04
	4	Closing Balance	3,656.32	3,656.32

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 ? Please refer comment below

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals

C Utilisation :

We certify that M/s. PRIME PROPERTIES has 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	Few Customer receipts had already been taken in other than RERA Bank accounts. Also, Client was using its current account for Project receipts and payments before RERA Registration which they later on convert it as RERA Designated bank account at the time of RERA Registration.
2	

Yours fatithfully,

CA Adhish Agarwal
Membership No. : 146511
UDIN : 25146511BMIOAO9097

ADHISH AGARWAL & CO. NAGPUR Chartered Accountants

Agreed & Accepted by:

FOR PRIME PROPERTIES

PARTNER

For Prime Properties

Date : 21.02.2025
Place : Nagpur

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