

S P DARA AND ASSOCIATES

CHARTERED ACCOUNTANTS

SF12, Bhiwapurkar Chambers, Opp. Yashwant Stadium, Dhantoli, Nagpur, Maharashtra.-440012 📞: 9175491608

UDIN :- 24175395BKDGCB1992

Date:- 11/06/2024

ANNEXURE - F
FORM - 5 [see Regulation 4]
CHARTERED ACCOUNTANT'S CERTIFICATE
(ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE)
FOR THE FINANCIAL YEAR 2022-23

To,
M/s. Mahendra Infra Heights Private Limited.,
4"Malhar" Lake view Ambazari Drive,
Hingna Road,
Near Subhash Nagar Metro Station,
Nagpur - 440036

Subject : Certificate of Financial Progress of Work of Mahendra Skylark View having Maha RERA Registration Number P50500029870 being Developed by Mahendra Infra Heights Private Limited [Through Director Mr. Mahendra Shyamrao Taywade (DIN: 01591108)]

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ('RERA' or 'the Act') read along with the Maharashtra Real Estate (Regulation and Development) (Regulation of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate

3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of the M/s. Mahendra Infra Heights Private Limited for the period ended 31 March 2023 and hereby certify that:

A. Deposits

Sr. No.	Particulars	For this Fiscal Year 01.04.2022-31.03.2023	Total for this project Till date (12.07.2021 to 31.03.2023)
1	Total amount collected from the allottees	5,46,55,010.00	6,24,97,010.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	3,82,58,507.00	4,37,47,907.00
4	Total amount deposited in the Designated Bank Account	4,64,62,500.00	4,81,47,800.00
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	85.01%	77.04%
6	Shortfall/ (Excess) deposit (3-4)	(82,03,993.00)	(43,99,893.00)



The 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 Bank Account? (Yes / No).

YES

If No, please mention the amount not deposited.

B. Withdrawals

Sr. No.	Particulars	For this Fiscal Year 01.04.2022- 31.03.2023	Total for this project Till date (12.07.2021 to 31.03.2023)
1	Opening Balance of Designated Bank Account	1,88,300.00	-
2	Total Deposits	4,64,62,500.00	4,81,47,800.00
3	Total amount withdrawn	4,23,01,900.00	4,37,98,900.00
4	Closing Balance	43,48,900.00	43,48,900.00

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 1, Form 2 and Form 3 issued during the reporting period? (Yes / No)

YES

If No, Please provide the below details: -

Sr No	Date of Withdrawal	Amount of Excess Withdrawals
	NIL	

C. Utilization		
	I/We certify that, M/s. Mahendra Infra Heights Private Limited has utilized the amounts withdrawn from Designated Bank Account towards the project costs only, as specified in the Act.	YES

If No, please provide the below details:-

Sr No	Date	Amount not utilized for Project Cost
	NIL	



Sr. No	D. Any Quilifications/Observations of CA
1	We have Presumed on Basis of Information Received from Promoter that the RERA Designated Account Number is 40412953786 which is maintained in State Bank Of India and Promoter has declared Bank Account Number 40412664875 as a Current Account For RERA.
2	On the Basis of Documents Produced and maintained by the Promoter we have assumed the RERA Designated Account maintained in State Bank of India.
3	The Promoter has received Amount from Sale Proceeds in State Bank Of India Account No. 40412956277 which is a Collection Account.

Yours Faithfully,

M/s. S P DARA AND ASSOCIATES

CHARTERED ACCOUNTANTS

FRN: 121776W



Signature

CA ANIKET NABIRA

PARTNER

M. No. : 175395

UDIN :- 24175395BKDGCB1992

Date:- 11/06/2024



Agreed and accepted by:

Signature

Signature of Promoter

Name: Mahendra Infra Heights Private Limited

Through Director Mr. Mahendra Shyamrao Taywade (DIN: 01591108)

Date:- 11/06/2024