SACHIN CHANDAK & ASSOCIATES

CHARTERED ACCOUNTANT

Beside Agyaramdevi Mandir, Bus Stand Road

Ganesh Peth, Nagpur-440018

M - 9423105446, 8856841621, 22, 23

Email –casachinchandak@gmail.com,

Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date 13.02.2025

To.
Mr. Sanjay Yadavrao Charde
Nagpur

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal Sanjay YadavraoChardefor the period from 01/04/2023to 31/03/2024with respect to **"Balaji Nagar"** MahaRERARegn Number **P50500030069**

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. 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 **"Balaji Nagar"** for the period ended 31/03/2024and hereby certify that:

A. Deposits:s

Sr No	Particular	For this Fiscal year 2023-24	Total for this project till date
1	Total amount collected from allottees	12,93,000.00	55,18,368.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	9,05,100.00	38,62,857.60
4	Total amount deposited in the Designated Bank Account	43,74,476.60	48,74,841.68
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	88%
6	Shortfall/Excess deposit (3-4).	(34,69,376.60)	(10,11,984.08)

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/No)Yes If No. Please mention the amount not deposited.

B. Withdrawals

Sr No	Particular	For this Fiscal year 23-24	Total for this project till date
1	Opening Balance of Designated Bank Account	22186.58	134126.19
2	Total Deposits	4374476.6	4874841.68
3	Total amount withdrawn	3738449.88	4350754.57
4	Closing Balance	658213.30	658213.30

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

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

C. Utilisation

I/We certify that, the Mr. Sanjay Yadavrao Charde has utilized the amounts withdrawn from designated towards project cost only, as specified in the act. Yes

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

Agreed and Accepted by:

Promoter

Signature of Promoter
Name:Mr. Sanjay Yadavrao Charde
Date: 13.02.2015

For Sachin Chandak & Associates
Chartered Accountants

Sachin Chandak & Associates ★ Chartered Accountant ★ M-124584

CA Sachin Chandak
M No 124584
UDIN : 25124584BMMHKG7245
Date: 13.02.2025