

| ANNUAL REPORT ON STATEMENT OF ACCOUNTS                                                                                                                                                                                                                                                                                                         |                                                                    | FORM-5 (See Regulation 4) |                                  | CHARTERED ACCOUNTANT'S CERTIFICATE |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------------------------|----------------------------------|------------------------------------|--|
| To,                                                                                                                                                                                                                                                                                                                                            |                                                                    |                           |                                  |                                    |  |
| The Promoter,<br>Bhagwan Sawarkar,<br>Nagpur.                                                                                                                                                                                                                                                                                                  |                                                                    |                           |                                  |                                    |  |
| Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the Bhagwan Sawarkar for the period<br>from 1/04/2022 to 31/03/2023 with respect to MahaRERA Regn. Number P50500031385.                                                                                                                       |                                                                    |                           |                                  |                                    |  |
| 1 This certificate is issued in accordance with the provisions of the Real Estate ( Regulation & Development ) Act, 2016 read<br>along with the Maharashtra Real Estate ( Regulation & Development ) ( Registration of Real Estate Projects, Registration of<br>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<br>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<br>Bhagwan Sawarkar for the period ended 1/04/2022 TO 31/03/2023 and hereby certify that :                                                                                                                                 |                                                                    |                           |                                  |                                    |  |
| Sr.No                                                                                                                                                                                                                                                                                                                                          | Particulars                                                        | Amount Rs.                |                                  |                                    |  |
|                                                                                                                                                                                                                                                                                                                                                |                                                                    | For this Fiscal Year      | Total for this project till date |                                    |  |
|                                                                                                                                                                                                                                                                                                                                                | <b>Deposits :</b>                                                  |                           |                                  |                                    |  |
| <b>A</b>                                                                                                                                                                                                                                                                                                                                       | 1 Total amount collected from Allottees                            | 3,07,27,050.00            | 3,27,85,665.00                   |                                    |  |
|                                                                                                                                                                                                                                                                                                                                                | 2 % of amount to be deposited as per the Act                       | 70%                       | 70%                              |                                    |  |
|                                                                                                                                                                                                                                                                                                                                                | 3 Amount to be deposited as per the Act (1*2)                      | 2,15,08,935.00            | 2,29,49,965.50                   |                                    |  |
|                                                                                                                                                                                                                                                                                                                                                | 4 Total amount deposited in the designated bank Account            | 2,82,17,835.00            | 3,02,76,450.00                   |                                    |  |
|                                                                                                                                                                                                                                                                                                                                                | 5 % of amount deposited in the designated bank Account ( 4/1*100 ) | 91.83%                    | 92.35%                           |                                    |  |
|                                                                                                                                                                                                                                                                                                                                                | 6 Shortfall / Excess Deposit ( 3-4 )                               | -67,08,900.00             | -73,26,484.50                    |                                    |  |
| Note : 1 Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.<br>2 Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in<br>the designated RERA bank account ?<br>3 If no please mention the amount not deposited |                                                                    |                           |                                  |                                    |  |

| Sr.No | Particulars                                  | Amount Rs.           |                                  |
|-------|----------------------------------------------|----------------------|----------------------------------|
|       |                                              | For this Fiscal Year | Total for this project till date |
|       | <b>Withdrawals :</b>                         |                      |                                  |
| B     | 1 Opening Balance of designated bank account | 41,881.00            | 0.00                             |
|       | 2 Total Deposits                             | 2,82,17,835.00       | 3,02,76,450.00                   |
|       | 3 Total Amount withdrawn                     | 2,48,66,855.00       | 2,68,83,589.00                   |
|       | 4 Closing Balance                            | 33,92,861.00         | 33,92,861.00                     |

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 ?

If No, Please provide the below details -

| Sr. No. | Date of withdrawal | Amount of excess withdrawals |
|---------|--------------------|------------------------------|
|         |                    |                              |

**C Utilisation :**

We certify that the Bhagwan Sawarkar 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 | NIL |
|---------|-----------------------------|-----|
|         |                             |     |

Yours faithfully,

Name & Signature of the Chartered Accountant  
FOR S P DARA AND ASSOCIATES  
CHARTERED ACCOUNTANT  
FRN : 121776W

CA ANIKET NABIPA  
Membership No. : 175395  
UDIN : 23175395 BG SRAC 4751  
Dated : 04/09/2023

Agreed & Accepted by

BHAGWAN SITARAM SAWARKAR SAKRLAYOT RERA

Name & Signature of the Promoter  
(Bhagwan Sawarkar)

B.S. Sawarkar  
Proprietor

Date : 09/04/2023  
Place : Nagpur