RAJANDEKAR & ASSOCIATES
CHARTERED ACCOUNTANTS

FORM 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,

The M/S. NAKSHATRA INFRAA
PLOT NO 201, FLAT NO 204
PATEL TOWER, BESA ROAD,
NAGPUR,
MAHARASHTRA

PAN: AAQFN6941D

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **M/S. NAKSHATRA INFRAA** for the period from **01.04.2022 to 31.03.2023** with respect to MahaRERA Regn. Number **P50500031864.**

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 firm, 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 **M/S. NAKSHATRA INFRAA** for the year ended **31st March,2023** and hereby certify that:

Office Address: 52, Surendra Nagar, Post- Vivekanand Nagar, Nagpur-440015

RAJANDEKAR & ASSOCIATES NAGPUR CHARTERED ACCOUNTANT

A) Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Total amount collected from allottees	2,10,80,154.00	2,59,80,635.00
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	1,47,56,107.80	1,81,86,444.50
4	Total amount deposited in the designated Bank Account	1,47,56,107.80	1,81,86,444.50
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6	Shortfall/(Excess) Deposit (3-4)	-	-

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?

Ans: No separate account for collection is maintained by promotor, however collection from allottees has been utilised for the said project. Currently promotor has single project registered under RERA i.e. N VIBHA ANNEX.

As explained to us, Designated RERA collection account is opened with another bank which is not active due to some bank technical issues.

B) Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	6,42,683.60	0.00
2	Total Deposits	2,83,67,513.00	5,60,36,025.00
3	Total amount withdrawn	2,84,68,997.88	5,54,94,826.28
4	Closing Balance	5,41,198.72	5,41,198.72

RAJANDEKAR & ASSOCIATES NAGPUR CHARTERED ACCOUNTANT

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?

Ans: Yes.

C) Utilisation:

We certify that, **M/S. NAKSHATRA INFRAA** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D) Any Qualification /Observation:

No additional Qualification/observations

Yours Faithfully,

For RAJANDEKAR & ASSOCIATES
Chartered Accountants
Firm Reg. No.128171W

RAJANDEKAR & ASSOCIATES • NAGPUR • CHARTERED ACCOUNTANT

CA AMOL KANTHE
Partner
Membership No.: 145299
Place: Nagpur
Date: 03.07.2023
UDIN: **23145299BGXRZP2298**

Agreed and Accepted by:
For M/S. NAKSHATRA INFRAA

NAKSHATRA INFRAA • NAGPUR •

Partner
Name: **Mr. Sudhir Rambhau Gindhewar**

Date: 03.07.2023

Office Address: 52, Surendra Nagar, Post- Vivekanand Nagar, Nagpur-440015