R SUBHASH & ASSOCIATES
CHARTERED ACCOUNTANTS

Office : 201, Shrika Corporate, Pande Layout,
Khamla, Nagpur- 440025
E-mail : casubhash.ngp@gmail.com
Mob. : 9822467393

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 30.10.2023

To,

Sharma Realtor
17, Corporation Market, Gokulpeth,
NAGPUR 440010 M.S.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Sharma Realtor, Partners Anil Sharma, Umesh Sharma and Ritesh Sharma, for the period from 01.04.2022 to 31.03.2023 with respect to Project " **NARMADA VIHAR-1" , Maha RERA Regn. Number P50500032936.**

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 the necessary information and explanation from the Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of Sharma Realtor, for the period ended 31.03.2022 and hereby certify that:

A. DEPOSITS :-

		For the Fiscal Year	Total for this project till date
1.	Total amount collected from Allottees	9,52,98,466/-	10,70,97,366/-

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2.	% of amount to be deposited as per act	70	
3.	Amount to be deposited as per act (1x2)	6,67,08,926/-	7,49,68,156/-
4	Total amount deposited in the designated Bank account	8,20,49,344/-	9,54,23,444/-
5	% of amount deposited in designated Bank account (4 / 1 x 100)	86.09	89.09
6	Shortfall / excess deposit (3 – 4)	Excess (+) 1,53,40,418/-	Excess (+) 2,04,55,288/-

Amount deposited/ collected 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

		For the fiscal year	**Total for this project till date**
1	**Opening Balance of Designated Bank Account**	**59,94,500/-**	**59,94,500/-**
2	**Total Deposits**	**9,52,98,466/-**	**971,03,466/-**
3	**Total Amount withdrawn**	**9,17,83,919/-**	**9,20,23,919/-**
4	**Closing Balance**	**95,09,047/-**	**1,10,74,047/-**

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 ? (YES/NO) YES

If No, Please provide the below details :-

S.NO	Date of Withdrawal	Amount of Excess Withdrawal

C. UTILISATION

R SUBHASH AND ASSOCIATES ★ FRN No. 158734W ★ Chartered Accountant

We certify that the , Promoter (Name) SHARMA REALTOR has utilized the amounts withdrawn from designated Bank accounts towards project cost only as specified in the act. YES
If No please provide the below details

S.NO	Date	Amount not utilized for Project Cost

D. Any Qualification/ observations of CA

1. NONE
2.
3.
4.

Yours faithfully

For R Subhash & Associates
Chartered Accountants
(FRN No. 158734W)

CA Subhash Rahangdale
Proprietor
(Mem. No. 153375)
UDIN : 23153375BGSMLT1931

R SUBHASH AND ASSOCIATES
FRN No. 158734W
Chartered Accountant

Place: Nagpur
Date: 30/10/2023

Agreed and Accepted BY

Signature of Promoter

SHARMA REALTOR
NARMADA VIHAR-1
NAGPUR

Name : UMESH R SHARMA

Date : 30/10/2023