



Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date:10/02/2023

To,
The Partner,
Rachana Developer.
Nagpur,

SUBJECT: Report on Statements of Accounts on project fund deposits, utilization and withdrawal by M/s. Rachana Developer, Project named 'Rachana Rohini' for the period from 01.04.2021 to 31.03.2022 with respect to MahaRERAREgn Number P50500033105.

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 M/s. Rachana Developer named 'Rachana Rohini' for the period ended 31.03.2022 and hereby certify that:

A. Deposits :

		For this Fiscal Year (Project Bank A/C started on 11/02/2022)	Total for this project till date (31/03/2022)
1.	The total amount collected from allottees	Rs. 1,89,22,146/-	Rs. 1,89,22,146/-
2.	% of the amount to be deposited as per act	100%*-(30% in free account + 70% * 16.25% being % completion as per Form 3) = 58.625%	100%*-(30% in free account + 70% * 16.25% being % completion as per Form 3) = 58.625%
3.	Amount to be deposited as per act (1*2)	Rs. 1,10,93,108/-	Rs. 1,10,93,108/-
4.	Total amount deposited in the Designated Bank Account	Rs. 1,89,22,146/-	Rs. 1,89,22,146/-
5.	% of Amount deposited in the Designated Bank Account $[(4)/(1)*100]$	100% with respect to Non- Promoter Contribution	100% with respect to Non- Promoter Contribution
6.	Shortfall/Excess deposits (3-4)	NIL	NIL

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)

If No, please mention the amount not deposited N/A

B. Withdrawals

		For this Fiscal Year	Total for this project till date
1.	Opening Balance of the Designated Bank Account	NIL	NIL
2.	Total Deposits	Rs. 1,89,22,146/-	Rs. 1,89,22,146/-
3.	Total amount withdrawn	Rs. 1,68,65,172/-	Rs. 1,68,65,172/-
4.	Closing Balance	Rs. 20,56,974/-	Rs. 20,56,974/-

As specified in the Act, All the amount 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) – **No, the promoters have explained that though the withdrawals have exceeded the statutory limits, however, the same have not been used for any personal purpose, but for the development of the project only.**

If No, Please provide the below details:-

S.No.	Date Of Withdrawal	Amount of Excess Withdrawal
1.	N/A	N/A

C. Utilisation

I/We certify that, the M/s. Rachana Developer Project named 'Rachana Rohini' has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

(Yes/No) - **Yes**

If No, please provide the below details :-

S.No	Date	Amount Not Utilized for the Project
1.	N/A	N/A

D. Any Qualification / Observation of CA

1.	N.A.
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Yours Faithfully,

For **DEMBLE RAMANI & CO.**

CHARTERED ACCOUNTANTS

CA HIMESH DEMBLE

UDIN : 23140900BGZEUL3413

Membership Number: 140900

Agreed and Accepted By :

Signature of Promoter

Name :

Date :