



Annexure F
FORM 5
(See Regulation 4)

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 30/09/2023

To,

The Partner,
Rachana Construction Company (Nagpur) Pvt Ltd,
Nagpur

SUBJECT: Report on Statement of Accounts on project fund deposit, Utilization and withdrawal by M/s. Rachana Construction Company (Nagpur) Pvt Ltd, project named 'Rachana Ekaa-I' for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn Number P50500034119.

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 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 We have examined the prescribed registers, books and documents, and the relevant records of M/s. M/s. Rachana Construction Company (Nagpur) Pvt Ltd for the period ended 31/03/2023 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees # (excluding cheque returns)	₹ 4,59,47,358	₹ 5,32,27,559
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act(1*2)	₹ 3,21,63,151	₹ 3,72,59,291
4.	Total amount deposited in the Designated Bank Account # (excluding cheque returns)	Promoter's Contribution - ₹63,00,000 Non-Promoter's Contribution - ₹4,59,47,358 Total - ₹5,22,47,358	Promoter's Contribution - ₹2,37,70,177 Non-Promoter's Contribution - ₹5,32,27,559 Total - ₹7,69,97,736
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100] (Please refer note no. 1 of Part D as well)	100%	100%
6.	Shortfall/Excess deposit (3-4)	-₹ 1,37,84,207 wrt non-promoter contribution (i.e., ₹ 3,21,63,151 – ₹ 4,59,47,358)	-₹ 1,59,68,268 wrt non-promoter contribution (i.e., ₹ 3,72,59,291 - ₹5,32,27,559)

The above-mentioned amounts also include the pass-through charges (including GST) collected on the advance as no separate account has been opened for the same.

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?
(Please refer note no. 1 of Part D as well)

If No. Please mention the amount not deposit – N/A

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	₹ 53,53,728	₹ 0
2.	Total Deposits (including cheque returns)	₹ 5,46,86,833	₹ 7,94,37,211
3.	Total amount withdrawn. (including cheque returns)	₹ 5,56,00,368	₹ 7,49,97,019
4.	Closing Balance	₹ 44,40,192	₹ 44,40,192

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**

If No, please provide the below details: -

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1	N/A	N/A

C. Utilisation

We certify that, the Rachana Developers has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, please provide the below details:-

S.No.	Date	Amount not utilised for Project Cost
1	N/A	N/A

D. Any Qualifications/Observations of CA

1	As informed to us by the management, they had specifically asked Axis Bank to open a RERA Bank Account. The bank in response opened a single account bearing account no. 921020041890365. It is observed that other banks when asked to open a RERA account generally open 3 Bank accounts namely a) Collection Account b) Designated Account & c) Current Account. As there is only one RERA Account, the amount required to be reported at sr. 4 of Table A, i.e. 'the amount deposited in designated bank account' has been mentioned as the amount deposited in the only RERA account the project has.
2.	The total of Amount deposited in designated account as shown in pt.4 of Table A - ₹7,69,97,736 The total of Amount deposited in designated account as shown in pt.2 of Table B - ₹ 7,94,37,211 Difference - ₹24,39,475 The said Difference pertains to the cheque being returned by the receiving bank due to reasons such as insufficient funds, signature error, etc. Similarly, the same difference will exist in the corresponding figures of Fiscal Year column too.

Agreed and Accepted by:



Signature of Promoter

Name: RAUNAK DIOTE

Date: 30/09/2023.





Yours Faithfully,

For DEMBLE RAMANI & Co.

Chartered Accountants

CA HIMESH DEMBLE

UDIN: 23140900BGZEVO5747

Membership Number: 140900

RACHANA EKAA-I. (FY 2022-23)

RERA Account

Total Deposits			Remarks
Particulars	Amount	Amount	
From Ekaa Customers	4,83,86,833		GST reversals = 41509.7 41,509.70
Less: Cheque Returns	24,39,475	4,59,47,358	
From Others (Related Parties)		63,00,000	
Total		5,22,47,358	

Withdrawals from such Acc		
Particulars	Amount	Amount
Construction		3,63,74,018
Customer Returns		25,03,091
Rachana (Construction+Developers)		1,27,83,784
Cash		15,00,000
Total		5,31,60,893

Bank Account

Amount Collected	Rs	Amount Spent	Rs
Opening Balance	53,53,728		
Money from customers 70%	3,21,63,151	Construction	3,78,74,018
30% to be spent	1,37,84,207	Customer Returns	25,03,091
Others	63,00,000	Personal Withdrawals	1,27,83,784
		Closing Balance	44,40,192
Total	5,76,01,086	Total	5,76,01,086