A.S.MUNDADA & CO.
CHARTERED ACCOUNTANTS

Branch Office: 303, Enrico Heights-Iris, Wardha Road, Adj Radisson Blu Hotel, Nagpur-440015.
Mob No. 9921511599
E-Mail ID: rachanaagl@gmail.com

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

To,

Ashish Ramraoji Bobade, Plot No. 6, Ramkrishna Nagar, Ajni Sq, Wardha Road, Nagpur - 440015.

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Ramnagar-3** of the **Ashish Ramraoji Bobade** for the period from **01.04.2022 to 31.03.2023** with respect to MahaRERA Regn. Number **P50500033437.**

1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & 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 our 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 Ramnagar-3 of Ashish Ramraoji Bobade for the period ended **31.03.2023** and hereby certify that :

Sr.No		Particulars	Amount Rs.	
			For this Fiscal Year	Total for this project till date
A		**Deposits :**		
	1	Total amount collected from Allottees	28,085,628.00	46,732,137.00
	2	% of amount to be deposited as per the Act	70%	70%
	3	Amount to be deposited as per the Act (1*2)	19,659,939.60	32,712,495.90
	4	Total amount depoited in the designated bank Account (Please see Note below in point D)	36,434,046.00	45,820,421.00
	5	% of amount depoited in the designated bank Account (4/1*100)	130%	98%
	6	Shortfall / (-) Excess Deposit (3-4)	-16,774,106.40	-13,107,925.10

Note :
1 Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.
2 Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the designated RERA bank account ? Yes but initially amount also received in other than RERA designated bank account.
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 :**		
	1	Opening Balance of designated bank account	2,016,422.68	161,674.08
	2	Total Deposits	36,434,046.00	45,820,421.00
	3	Total Amount withdrawn	38,346,237.40	45,877,863.80
	4	Closing Balance	104,231.28	104,231.28

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

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals

C Utilisation :

We certify that **M/s. Ashish Ramraoji Bobade** 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
1	Initially amount also received in other than RERA designated bank account but after october 2023, 70 % customer collection is deposited in RERA designated Bank account as per the promoter.
2	Promoter is maintaining only this designated Bank Account for RERA so entire deposits, etc. are being deposited instead of 70%. Also funds when required are brought in by Promoter for necessary payments

Yours fatithfully,

A S Mundada & Co.

CA Rachana Agrawal
(Membership No. : 065613)
UDIN : 25065613BMNXUW8793

Partner

Agreed & Accepted by

ASHISH BOBADE

For Ashish Ramraoji Bobade

Pramoter / Auth. Sign.

Date : 03.03.2025
Place : Nagpur