

Plot No. 50, Tirupati Apartment, Hill Road, Gokulpeth, Nagpur-440 010
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Annexure F
FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date:- 08/07/2023

To.
Luvkush Corporation Pvt. Ltd.
Block No. 217&218, Second Floor,
Shriram Shyam Tower, SV Patel Marg,
Kingsway, Nagpur-440001.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Luvkush Corporation Pvt. Ltd. , MAULI NAGAR-14 (SEC-B)** for the period from 01.04.2022 to 31.03.2023 with respect to Maha RERA Regn Number **P50500035203**

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 Promoter for the period ended 31/03/2023 and hereby certify that:

A. Deposits:

		For this Fiscal year 2022-23	Total for this project till date
1.	Total amount collected from allottees	21,41,15,994.60	21,41,15,994.60
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	14,98,81,196.22	14,98,81,196.22
4.	Total amount deposited in the Designated Bank Account	21,41,15,994.60	21,41,15,994.60
5.	% of Amount deposited in Designated Bank Account [(4)1(1)* 100]	100%	100%
6.	Shortfall/Excess deposit (3-4)	6,42,34,798.38	6,42,34,798.38

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) **YES**

If No. Please mention the amount not deposited.



B. Withdrawals

		For this Fiscal year 2022-23	Total for this project till date
1.	Opening Balance of Designated Bank Account	NIL	NIL
2.	Total Deposits	21,41,15,994.60	21,41,15,994.60
3.	Total amount withdrawn	15,45,75,407.10	15,45,75,407.10
4.	Closing Balance including amount in FD	5,95,40,587.50	5,95,40,587.50

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 I, 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 Withdrawals
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1.	NO COMMENT	NO COMMENT
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C. Utilisation

We certify that, the **Luvkush Corporation Pvt. Ltd., MAULI NAGAR-14 (SEC-B)** 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
	NOT APPICABLE	NOT APPICABLE

D. Any Qualifications / Observations of CA

1.	Project completed as per certificate no. 669 dated 20/06/2023 received from Nagpur Metropolitan and as per architect certificate of Umesh Lamge dated 04/07/2023.
2.	
3.	
4.	

Yours Faithfully,

For, Omprakash R. Agrawal & Co.
Chartered Accountant



(Signature)

(O.P. Agrawal)

(M.No. 047932)

UDIN : 23047932BGVUFT7968

Agreed and Accepted by:

For Luvkush Corporation Pvt. Ltd.

for **LUVKUSH CORPORATION PVT. LTD.**

Pramod Agrawal **DIRECTOR**
Director