B.O. : G4, Padmaraj Complex, Kamptee Road,
Gaddigodam, Nagpur - 440001

H.O. : SS/203, Swami Samarth Complex,
Bazar Road, Gokulpeth, Nagpur - 440010

KBCS & Co.
CHARTERED ACCOUNTANTS

Annexure F
FORM 5

***(See* Regulation 4)**

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date 30/04/2024

To.
Devprath Constructions LLP
32-A, 'Deep Apartment',
Pandey Layout,Khamla,
Nagpur-25

SUBJECT :
Report on. Statement of Accounts on project fund deposit, utilization and withdrawal by **Devprath Constructions LLP** for the period from **01/04/2023** to **31/03/2024** with respect to MahaRERARegn Number **P50500045698**.

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 **31/03/2024** and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	₹ 10,72,06,290.00	₹ 14,51,70,621.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	₹ 7,50,44,403.00	₹ 10,16,19,434.70
4.	Total amount deposited in the Designated Bank Account	₹ 10,64,83,693.00	₹ 14,76,73,470.00
5.	% of Amount deposited in Designated Bank Account [(4)1(1)* 100]	99.33%	100%
6.	Shortfall/Excess deposit (3-4)	₹ -3,14,39,290.00	₹ -4,60,54,035.30

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.

K.B.C.S.& CO. NAGPUR CHARTERED ACCOUNTANTS

E-mail : mmbarvechartered@gmail.com

B. Withdrawals

		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	₹ 2,20,000.00	0
2.	Total Deposits	₹ 10,64,83,693.00	₹ 14,76,73,470.00
3.	Total amount withdrawn	₹ 10,67,03,693.00	₹ 14,76,73,470.00
4.	Closing Balance	₹ -	₹ -

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~~)

If No, Please provide the below details:-

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1.		

C. Utilisation

We certify that, the **Devprath Constructions LLP** 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:-

Sr. No.	Date	Amount not utilised for Project Cost

D. Any Qualifications / Observations of CA

1	The shortfall / excess deposits in table A - row 6 includes GST received from customers and the 30% receipt of re from customers

For KBCS & CO.
CHARTERED ACCOUNTANTS
FIRM REG. NO. 109255W

M.M. BARVE
PARTNER
MEMBERSHIP NO 038018

UDIN- 24038018BKCBYM9406

Nagpur, Dated: 03/12/2024

Agreed and Accepted by: DEVPRATH CONSTRUCTIONS LLP
Signature of Promoter
Name: For, Devprath Constructions LLP
Hemal Nadiyana
Partner
Date: 03/12/2024

K.B.C.S. & CO. NAGPUR CHARTERED ACCOUNTANTS