

LOHIYA AGRAWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

102, Park Regency, 1st Floor, Opp. Tilak Vidyalaya, Dhantoli, Nagpur – 440012 (Maharashtra)

Email: caarpanlohiya@gmail.com, Ph:- 9420707533, 0712-3554962



Annexure F
FORM 5
(See Regulation 4)

ANNUAL REPORT OF STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date 21-12-2023

To,
Mr. Shirish Deodhar (Partner)
Kiran Construction
Dharampeth, Nagpur

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal of work of "TATHASTU" by M/s KIRAN CONSTRUCTION for the period from 01/04/2022 to 31/03/2023 with respect of MahaRERA Registration Number P50500046557.

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 01/04/2022 to 31/03/2023 and hereby certify that:

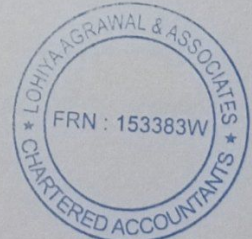
A. Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this Project till 31.10.2023
1.	Total amount collected from allottees	1,84,30,000	3,54,00,000
2.	70% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act(1*2)	1,29,01,000	2,47,80,000
4.	Total amount deposited in the Designated Bank Account	1,29,01,000	2,47,80,000
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6.	Shortfall/Excess deposit (3-4)	0	0

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**

If No, Please mention the amount not deposited.



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B. Withdrawals:

Sr.No.	Particulars	For this Fiscal Year	Total for this Project 31.10.2023
1.	Opening Balance of Designated Bank Account	0	-
2.	Total Deposits	1,29,01,000/-	2,47,80,001/-
3.	Total amount withdrawals	1,29,01,000/-	1,79,20,502/-
4.	Closing Balance	0	68,59,499/-

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:-

Sr.No.	Date of Withdrawal	Amount of Excess Withdrawals
1	-----NIL-----	-----NIL-----

C. Utilization:

I/We certify that, the **M/s KIRAN CONSTRUCTION** 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:-

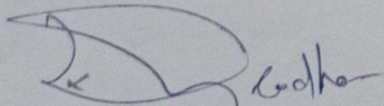
Sr.No.	Date	Amount not utilized for Project Cost
1	-----NIL-----	-----NIL-----

D. Any Qualifications/ Observations of CA:

1.	Bank Account Number of RERA Designated Bank Account is 41162823491 in which amount collected from allottees are deposited
2.	

Agreed and accepted by:

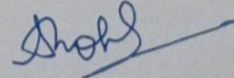
For M/s Kiran Construction


Signature of Promoter
(Kiran Deodhar)

Date: 21-12-2023

Yours Faithfully,

For Lohiya Agrawal & Associates
Chartered Accountants



CA. Arpan Lohiya (Partner)
Membership No. 144542
UDIN: 23144542BGUXYR5847

Date: 21-12-2023

