P S SHARMA AND ASSOCIATES
CHARTERED ACCOUNTANT
OFFICE:
PLOT NO 571, BUDDHA VIHAR MARG,
GOKULPETH, NAGPUR - 440010
Mobile No.: 9823576421
E-mail : prashant.23564@gmail.com

Date : 29/11/2023

FORM-5 (See Regulation 4)

ANNUAL REPOT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,

The Promoter,
M/S MOULI LAND DEVELOPERS,
Smt. Vimal Korde,
Nagpur.

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the M/s Mouli Land Developers for the period from 1/04/2022 to 31/03/2023 with respect to MahaRERA Regn. Number P50500046889.

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 Sadesh Realty Builders LLP for the period ended 1/04/2022 TO 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	4,40,000.00	4,40,000.00
	2	% of amount to be deposited as per the Act	70%	70%
	3	Amount to be deposited as per the Act (1*2)	3,08,000.00	3,08,000.00
	4	Total amount deposited in the designated bank Account	3,08,000.00	3,08,000.00
	5	% of amount depoited in the designated bank Account (4/1*100)	70.00%	70.00%
	6	Shortfall / Excess Deposit (3-4)	0.00	0.00

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 ?
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 :**	0	0
	1	Opening Balance of designated bank account	26,000.00	26,000.00
	2	Total Deposits	3,08,000.00	3,08,000.00
	3	Total Amount withdrawn	1,01,711.00	1,01,711.00
	4	Closing Balance	2,32,289.00	2,32,289.00

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 ?

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals

C Utilisation :

We certify that the Sadesh Realty Builders LLP 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

Agreed & Accepted by
For M/S MOULI LAND DEVELOPERS,

विमल डोमाजी कोरडे

Name & Signature of the Promoter
(Vimal Korde)

M/s P S Sharma And Associates ★ Nagpur ★ Chartered Accountants

For P S SHARMA AND ASSOCIATES
Chartered Accountants
(FRN No. 157543W)

Prashant

CA Prashant Sharma
(Mem. No. 611639)

UDIN :
23611639BGXPWT4563

Date : Nagpur
Place : 30/11/2023