



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

To,

1. Shri Sanjay Nagorao Paidliwar
Plot No. 140, Shivaji Nagar, Nagpur - 440010
2. Shri Nitish Rameshchandra chordia
Plot no. 139, Shankar Nagar, Nagpur - 440010

SUBJECT: Report on. Statement of Accounts on project fund deposit, utilization and withdrawal by Shri Sanjay Nagorao Paidliwar and Shri Nitish Rameshchandra chordia the period from **01/04/2022** to **31/03/2023** with respect to Project Name "**SHREE LAXMI NAGAR-II**" MahaRERARegistration Number P50500047069.

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. 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 registers, books and documents, and the relevant records of Shri Sanjay Nagorao Paidliwar and Shri Nitish Rameshchandra chordia for the period ended 31st March 2023 and hereby certify that:

A. Deposits:

Sr No	Particular	For this Fiscal year	Total for this project till date
1	Total amount collected from Allottees	3,854,007.00	3,854,007.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	26,97,805	26,97,805
4	Total amount deposited in the Designated Bank Account	3,854,007.00	3,854,007.00
5	% of Amount deposited in Designated Bank Account [(4)1(1)* 100]	100%	100%
6	Shortfall/Excess deposit (3-4)	11,56,202	11,56,202



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.

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	0.00	0.00
2.	Total Deposits	4,136,528.00	4,136,528.00
3.	Total amount withdrawn	3,775,864.00	3,775,864.00
4.	Closing Balance	360,664.00	360,664.00

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

Note: -

1. as per table "A Deposits", amount to be deposited as per act of Rs 2,697,805 and as per as per table "B Withdrawals" total deposited amount of Rs 4,136,528. There excess deposit amount was deposited by promoter as self-contribution on project is Amount of Rs 1,438,723
2. As per "form 3" Amount which can be withdrawn from the designated account is 44,409,677 and as per table "B Withdrawals" total withdrawal done from recognize account is Amount of Rs 3,775,864. There short amount withdrawal by promoter towards project amount of Rs 40,633,813.

If No, Please provide the below details:-

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
1.	NA	NA



C. Utilisation

Me certify that, the Shri Sanjay Nagorao Paidliwar and Shri Nitish Rameshchandra chordia has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. :- yes

If No, please provide the below details:-

S.No.	Date	Amount not utilised for Project Cost
1.	NA	NA

D. Any Qualifications / Observations of CA

1.	NIL
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M/s. Ratan Chandak & Co
Chartered Accountants
F.R.N108696W

CA Akash Kothari
Partner

Membership No. 443320
UDIN: 23443320BGXXWO7200

Date : 30/09/2023

Place : Nagpur

Agreed **FOR SANJAY PAIDLEWAR & OTHER**

Name: Nitish Rameshchandra Chordia
Signature of Promoter
Date: 30/09/2023