CA SUMIT R. CHANDWANI
CHARTERED ACCOUNTANT
98, Sindhi Colony, Nanak Nagar, Bhusawal - 425201
E-mail: casumitchandwani1@gmail.com

Annexure F
FORM 5

***(See* Regulation 4)**

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Delta Developers,
631/A Narendra Bhawan,
Near RSS Building,
Mahal,
Nagpur-440002

Date: 20-09-2024

SUBJECT: Report on. Statement of Accounts on project fund deposit, utilization and withdrawal by DELTA DEVELOPERS (SARTHAK PLAZA) for the period from **01-04-2023** to **31-03-2024** with respect to MahaRERA Registration Number **P50500046859.**

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. 1/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 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allotees	3,95,49,998.00	12,20,10,000.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	2,76,84,999.00	8,54,07,000.00
4.	Total amount deposited in the Designated Bank Account	00	00
5.	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	00%	00%
6.	Shortfall/Excess deposit (3-4)	2,76,84,999.00	8,54,07,000.00

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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? No

If No. Please mention the amount not deposited.

Total amount collected from allottees (1)	Amount to be deposited as per act (2 = 1*70%)	Total amount deposited in the Designated Bank Account (3)	Amount Deposited in Cash	Amount Deposited in other Bank A/c
12,20,10,000.00	8,54,07,000.00	0	0	8,54,07,000.00

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank	0	0
2.	Total Deposits	0	0
3.	Total amount withdrawn	0	0
4.	Closing Balance	0	0

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

If No, Please provide the below details:-

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

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C. Utilization

I certify that, the Mr. Narendra Satpute 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 utilized for Project Cost
1.	NA	NA

D. Any Qualifications / Observations of CA

1.	**Promoters have deposited receipts in another Current A/c (Non designated) whereas the amount was utilized for the Project.**
2.	

Yours Faithfully,

For Sumit R Chandwani

Chartered Accountant,

Agreed and Accepted by:

Signature of Promoter

For DELTA DEVELOPERS

PARTNER

Mr. Delta Developers

Date : 20-09-2024

SUMIT R. CHANDWANI * CHARTERED ACCOUNTANT * M. No. 616078

CA Sumit R Chandwani

Membership Number: 616078

Certificate No. :24-25/012

UDIN: 24616078BKAVTJ3748