



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)

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE
PROMOTER'S COMPANY/FIRM)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 20-05-2024

To,
Satpal Singh Sethi & others ,
Abhyankar Nagar, Shradhanand Peth,
South Ambazari Road, Nagpur-10

SUBJECT: Report on. Statement of Accounts on project fund deposit, utilization and withdrawal by M/s Satpal Singh Sethi & thers for the period from 01-04-2023 to 31-03-2024 with respect to MahaRERA Registration Number P50500046985 for project named Harbans Park.

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 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	06,16,64,103.00	06,27,11,722.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	04,31,64,872.00	04,38,98,205.00
4.	Total amount deposited in the Designated Bank Account	0	0
5.	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	0%	0%
6.	Shortfall/Excess deposit (3-4)	04,31,64,872.00	04,38,98,205.00



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
06,27,11,722.00	04,38,98,205.00	0	0	04,38,98,205.00

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



C. Utilization

I certify that, the M/s Satpal Singh Sethi & Others 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



Satpalsingh Sethi & Others

Authorized Signatory

Authorized Signatory

CA Sumit Chandwani
M. No. 616078

UDIN : 24616078BKAVRP9936
Certificate No. : 23-24/124

Agreed and Accepted by:

Signature of Promoter

Name: M/s Satpal Singh Sethi & Others

Date: 20-04-2024