SACHIN KALE
CHARTERED ACCOUNTANT

Ch. No.1, Meherbaba Complex,
RTO Sq, Bhole Pump, Amravati Road,
Nagpur-440010.
Mob: 94221 22877

Annexure F
FORM 5
(*See* Regulation 4)

ANNUAL REPORT OF STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date 15.12.2023

To,
L G Developers & Builders
Wanadongri, Nagpur.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal of work of **"GREENFIELD - 3"** by **M/s L.G. Developers & Builders** for the period from **29/09/2022 to 31/03/2023** with respect of MahaRERA Registration Number **P50500047072.**

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 **29/09/2022 to 31/03/2023** and hereby certify that:

A. Deposits:

Sr.No.	Particulars	For this Fiscal Year	Total for this Project till 30.09.2023
1.	Total amount collected from allottees	2,62,13,614.00	10,27,37,911.00
2.	70% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act(1*2)	1,83,49,529.80	7,19,16,537.70
4.	Total amount deposited in the Designated Bank Account **(See Observation 2)**	1,83,49,529.80	7,19,16,537.70
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 [Subject to Observation 02 mentioned in Serial Number 3 Part "D" of this report]**

If No, Please mention the amount not deposited.

B. Withdrawals:

Sr.No.	Particulars	For this Fiscal Year	Total for this Project 30.09.2023
1.	Opening Balance of Designated Bank Account.	0	0
2.	Total Deposits	1,89,23,552.00	7,32,01,228.00
3.	Total amount withdrawals	1,04,50,064.50	5,79,50,064.50
4.	Closing Balance	84,73,487.50	1,52,51,163.50



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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?
No. We are unable to comment because promoter has not filed Form 1, Form 2 & Form 3 for the fiscal year 2022-23.

If No, Please provide the below details:-

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

C. Utilisation:

I/We certify that, the **M/s L.G. Developers & Builders** 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:-

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

D. Any Qualifications/ Observations of CA:

1.	Bank Account mentioned while applying for RERA is 18480200004186, this is "Project Receivable (Collection) RERA Account in which 100% of the project receivables collected are deposited.
2.	While calculating total amount deposited in designated bank account [as required in Serial Number 3(a) Deposits (4) of this report] we have considered the amount transferred to bank account number 18480200004368 during the period.
3.	Promoter has obtained RERA registration for this project from period commencing from 29-09-2022. During this fiscal year, hence reporting period is considered from 29-09-2022.
4.	It is observed that promoter has not filed any quarterly updates for fiscal year 2022-2023

Agreed and Accepted by:

For M/s L G Developers & Builders

Signature of Promoter
(Nitesh N Thorane)
Date: 15-12-2023

Yours Faithfully,

Sachin Kale Chartered Accountant

(Sachin Kale)
Chartered Accountant
Membership No. 109155
UDIN: 24109155BKBGTG5174
Date: 15-12-2023