APJ & Associates
Chartered Accountants

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Annexure F

FORM 5

***(See* Regulation 4)**

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 23-11-2023

To.
M/s. Sahara Builders
Project: Royal Town
Nagpur.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s. Sahara Builders** for the period from **06/01/2023** to **31/03/2023** with respect to MahaRERA Regn Number **P50500048526.**

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 (Promoter) for the period ended **31-03-2023** and hereby certify that:

A. DEPOSITS:

SN	Particulars	For this Financial Year	Total for this Project till Date
1	Total amount collected from allottees	0.00	0.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	0.00	0.00
4	Total amount deposited in the Designated Bank Account	0.00	0.00
5	% of Amount deposited in Designated Bank Account [(4)1(1) * 100]	0.00	0.00
6	Shortfall/Excess deposit (3-4)		

Note: 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.

APJ & ASSOCIATES NAGPUR BRANCH CHARTERED ACCOUNTANTS

B. WITHDRAWALS:

SN	Particulars	For this Financial Year	Total for this Project till Date
1	Opening Balance of Designated Bank Account	30,000.00	30,000.00
2	Total Deposits	67,80,000.00	67,80,000.00
3	Total amount withdrawn	67,39,241.70	67,39,241.70
4	Closing Balance	40,758.30	40,758.30

As specified in the Act, **All** the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form I, Form 2 and Form 3 issued during the reporting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

SN	Date of Withdrawal	Amount of Excess Withdrawal

C. UTILISATION

We certify that **M/s. Sahara Builders** 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:-

SN	Date	Amount not utilized for Project

D. Any Qualifications/ Observations of CA:

SN	Observation
1	Total Deposits in Table E,.Rs.67,80,000/- from Capital & Loan A/c.
2	The Promoter has not sold any inventory during the FY 2022-23 and has also not received any Booking Amount against the inventory.

For, APJ & Associates
Chartered Accountants
FRN:124810W

APJ & ASSOCIATES NAGPUR BRANCH CHARTERED ACCOUNTANTS

Abhinav Welekar
M. No.123675
UDIN - **23123675BGXSFU2190**

Date: 23-11-2023

Agreed & Accepted by:

Signature of Promoter

M/s. Sahara Builders
Date: 23-11-2023