A S MUNDADA & CO
CHARTERED ACCOUNTANTS

Branch Office: 303, Enrico Heights-Iris, Wardha Road, Adj Radisson Blu Hotel, Nagpur-440015. Mob No. 9921511599 E-Mail ID: rachanaagl@gmail.com

FORM-5 (See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,

The Directors of M/s BWM Infracon Pvt Ltd, Nagpur

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Directors of BWM Infracon Pvt Ltd. of Project Anand Mangal Residency for the period 2022-23.

from 01.04.2022 to 31.03.2023 with respect to MahaRERA Regn. Number P50500048965.

1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & 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 register, books and documents, and the relevant records of "Anand Mangal Residency" of M/s. BWM Infracon Pvt Ltd for the period ended 31.03.2023 and hereby certify that :

Sr.No		Particulars	Amount Rs. For this Fiscal Year	Amount Rs. Total for this project till date
A		Deposits :		
	1	Total amount collected from Allottees	96,20,000.00	96,20,000.00
	2	% of amount to be deposited as per the Act	70%	70%
	3	Amount to be deposited as per the Act (1*2)	67,34,000.00	67,34,000.00
	4	Total amount depoited in the designated bank Account	96,20,000.00	96,20,000.00
	5	% of amount depoited in the designated bank Account (4/1*100)	100%	100%
	6	Shortfall / (-) Excess Deposit (3-4)	-28,86,000.00	-28,86,000.00

Note :
1 Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.
2 Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the designated RERA bank account ? Yes
3 If no please mention the amount not deposited

A S Mundada & Co. Chartered Accountants

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Sr.No		Particulars	Amount Rs.	
			For this Fiscal Year	Total for this project till date
B		**Withdrawals :**		
	1	Opening Balance of designated bank account	0.00	0.00
	2	Total Deposits	7,35,46,302.00	7,35,46,302.00
	3	Total Amount withdrawn	7,13,18,929.24	7,13,18,929.24
	4	Closing Balance	22,27,372.76	22,27,372.76

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period ? Yes

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals

C Utilisation :

We certify that M/s. BWM Infracon Pvt Ltd has utilized the amount withdrawn from designated bank account towards project cost only, as specified in the act.

If No, Please provide the below details -

Sr. No.	Date	Amount not utilized for the project cost

D Any qualification / observations by CA :

Sr. No.	Qualification / Observation
1	Total amount deposited in designated bank account includes amount received towards Unsecured loan.
2	Some Receipts & Payment are made from other RERA designated Bank Account

Yours fatithfully,

A S Mundada & Co.

CA Rachana Agrawal **Partner**
(Membership No. : 065613)
(UDIN :23065613BGWXRP5584)

Agreed & Accepted by

BWM INFRACON PVT. LTD. NAGPUR

For, BWM Infracon Pvt Ltd
Mr. Abhay Wakhare (Director)
Date : 19.10.2023
Place : Nagpur

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