■ Devidas Chandak
B.Com. F.C.A.
M. No. 031790
Cell : 9423101842

■ Sudhir Baheti
B.Com. F.C.A.
M. No. 042711
Cell : 9422102270

■ Santosh Mohkar
B.Com. A.C.A.
M. No. 178246
Cell : 9271272720

RATAN CHANDAK & COMPANY
CHARTERED ACCOUNTANTS

H. O.: Plot No. 487, Godhuli, Near Lendra Park, Ramdaspeth, Nagpur -10 (M.S.) INDIA Tel. : 2422933 • Website: www.rcnco.net • Email: nagpur@rcnco.net

Annexure F
FORM 5
***(See* Regulation 4)**
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
M/S CONCRETE DEVELOERS
Plot No 3&4, Gauri Heights,
Canel Road, Ramdaspeth,
Nagpur 440010

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/S CONCRETE DEVELOERS the period from **01/04/2022** to **31/03/2023** with respect to Project Name "DEV DATTA HEIGHTS" MahaRERARegistration Number **P50500049650.**

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 M/S CONCRETE DEVELOERS for the period ended 31st March 2023 and hereby certify that:

A. Deposits:

Sr No	Particuler	For this Fiscal year	Total for this project till date
1	Total amount collected from Allottees	22,228,150	22,228,150
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	1,55,59,705	1,55,59,705
4	Total amount deposited in the Designated Bank Account	22,228,150	22,228,150
5	% of Amount deposited in Designated Bank Account [(4)1(1)* 100]	100%	100%
6	Shortfall/Excess deposit (3-4)	66,68,445	66,68,445

RATAN CHANDAK & COMPANY ★ NAGPUR FRN-108696W ★ CHARTERED ACCOUNTANTS

Niranjan Laddha ◆ Vignesh Palkar ◆ Rohit Bora ◆ Jaideep Kakaia ◆ Kaushal Mundhada ◆ Piyush Bajaj ◆ Akash Kothari
B.Com., F.C.A. Nashik | B.Com.,LLB, F.C.A. Navi Mumbai | B.Com., F.C.A. Aurangabad | B.Com., F.C.A. Pune | B.Com., F.C.A. Jalgaon | B.Com., F.C.A. Ahemadnagar | B.Com., A.C.A. Raipur

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.

B. Withdrawals

		For this Fiscal year	**Total for this project till date**
1.	Opening Balance of Designated Bank Account	0.00	0.00
2.	Total Deposits	23,802,000.00	23,802,000.00
3.	Total amount withdrawn	8,780,492.00	8,780,492.00
4.	Closing Balance	**15,021,508.00**	**15,021,508.00**

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

Note: -

1. as per table "A Deposits", amount to be deposited as per act of Rs 1,55,59,705 and as per as per table "B Withdrawals" total deposited amount of Rs 23,802,000. There excess deposit amount was deposited by promoter as self-contribution on project is Amount of Rs 8,242,295

2. As per "form 3" Amount which can be withdrawn from the designated account is 360,127,201 and as per table "B Withdrawals" total withdrawal done from recognize account is Amount of Rs 8,780,492. There short amount withdrawal by promoter towards project amount of Rs 351,346,709.

If No, Please provide the below details:-

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

RATAN CHANDAK & COMPANY
NAGPUR
FRN-108696W
CHARTERED ACCOUNTANTS

C. Utilisation

We certify that, the M/S CONCRETE DEVELOERS 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 utilised for Project Cost
1.	NA	NA

D. Any Qualifications / Observations of CA

1.	NIL
2.	

M/s. Ratan Chandak & Co
Chartered Accountants
F.R.N108696W

RATAN CHANDAK & COMPANY ★ NAGPUR FRN-108696W ★ CHARTERED ACCOUNTANTS

CA Akash Kothari
Partner
Membership No. 443320
UDIN: 23443320BGXXWL7667

Date : 30/09/2023
Place : Nagpur

Agreed and Accepted by:

CONCRETE DEVELOPERS ★ NAGPUR ★

Name: Nitish Rameshchandra Chordia
Signature of Promoter
Name: M/S. CONCRETE DEVELOPERS
Date: 30/09/2023