Devidas S Chandak
B.Com., F.C.A.
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RATAN CHANDAK & CO LLP
CHARTERED ACCOUNTANTS
"Godhuli", Plot No.487, Near Lendra Park, Ramdaspeth, Nagpur – 440010
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Annexure F
FORM 5

***(See* Regulation 4)**

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 22/10/2024

To,
M/S CONCRETE DEVELOERS
Plot No 3&4, Gauri Heights,
Canal 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 **01/04/2023** to **31/03/2024** with respect to Project Name "DEV DATTA HEIGHTS" Maha RERA Registration 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 (Promoter) for the period ended 31st March 2024 and hereby certify that:

A. Deposits:

Sr. No	Particulars	For this Fiscal year	Total for this project till date
1	Total amount collected from Allottees	12,66,68,840/-	25,22,25,691/-
2	% of amount to be deposited as per act	100%	100%

3	Amount to be deposited as per act (1*2)	12,66,68,840/-	25,22,25,691/-
4	Total amount deposited in the Designated Bank Account	12,66,68,840/-	25,22,25,691/-
5	% of Amount deposited in Designated Bank Account [(4)1(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? NA

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	1,50,21,508.00	
2.	Total Deposits	22,37,94,132.00	24,75,96,132.00
3.	Total amount withdrawn	23,73,67,101.00	24,61,47,593.00
4.	Closing Balance	**14,48,539.00**	**14,48,539.00**

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? NA

If No, Please provide the below details:-

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

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NAGPUR
FRN:108696W / W101028
CHARTERED ACCOUNTANTS

C. Utilisation

Me 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:-

Sr.No.	Date	Amount not utilized for Project Cost
1.	NA	NA

D. Any Qualifications / Observations of CA

1.	NIL
2.	

Yours Faithfully,

For Ratan Chandak and Co. LLP
Chartered Accountants

RATAN CHANDAK & COMPANY LLP NAGPUR FRN:108696W / W101028 CHARTERED ACCOUNTANTS

CA Akash Kothari
Partner
Membership Number: 443320
UDIN: 24443320BKCJQG7942

Agreed and Accepted by:
Name: Nitish Rameshchandra Chordia
Signature of Promoter
Name: M/S CONCRETE DEVELOPERS
Date: 22/10/2024