



RAMASAMY KOTESWARA RAO AND CO LLP
CHARTERED ACCOUNTANTS

Annexure F
FORM 5
(See Regulation 4)

Annual Report on Statement of Accounts

Date: 23rd October 2024

To
M/s Nagpur Integrated Township Private Limited,
H.No.3-71/NR, Plot No.71, Kavuri Hills, Phase-II,
Madhapur, Hyderabad, Telangana – 500033.

Subject: Annual Report on Statement of Accounts on project fund deposit utilization and withdrawal by Nagpur Integrated Township Private Limited ('the Company')- First City, Phase2A-Harmony1 and Harmony6('the project') for the period from 01-04-2023 to 31-03-2024 with respect to MahaRERA Regn. Number P50500049468.

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 Company, 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 Nagpur Integrated Township Private Limited **for the period ended 31-03-2024** and hereby certify that:

A. Deposits:

		For this Fiscal Year	Total for this Project till date
1.	Total amount collected from allottees	2,32,59,898	2,32,59,898
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	1,62,81,928	1,62,81,928
4.	Total amount deposited in the Designated Bank Account	1,62,81,928	1,62,81,928
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70%	70%
6.	Shortfall/Excess deposit (3-4)	Nil	Nil

The Required Portion of money collected from allottees of the project units, as specified in the act, has been deposited in the Designated RERA Bank Account.



B. Withdrawals:

		For this Fiscal Year	Total for this Project till date
1.	Opening Balance of Designated Bank Account	Nil	Nil
2.	Total Deposits	1,62,81,928	1,62,81,928
3.	Total Amount Withdrawn	Nil	Nil
4.	Closing Balance	1,62,81,928	1,62,81,928

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

C. Utilisation:

We certify that, the M/s Nagpur Integrated Township Private Limited has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the Act.

Notes:

1. The commencement date of the project (i.e. 14th February, 2023) is considered as per RERA registration certificate.
2. The Promoter name, project name RERA registration number, start date of the project are as mentioned in RERA registration certificate no. P50500049468 dated 14th February, 2023.
3. The amount mentioned has been extracted from the audited books of account, prescribed registers, books and documents, and the relevant records maintained by the Company as at 31 March, 2024.
4. The amount of collections has been extracted from the bank statement of the collection account no. 082-519646-005, HSBC a/c during the year
5. The amount of total deposits and total amount withdrawn have been extracted from the bank statement of HSBC a/c Bank account no. 082-519646-955 (Designated Bank account) during the year.

For Ramasamy Koteswara Rao and Co LLP

Chartered Accountants

FRN:010396S/S200084



(Murali Krishna Reddy Telluri)

Partner

M.No.223022

UDIN: 24223022BKARYM4131

Agreed and Accepted by:

Signature of Promoter

Name: A.V. Sunil Kumar

Date: