P. M. Sathe & Associates
Chartered Accountants
101, Aoudumber, Himganga Apartments
P.R.Sathe Road
zzBehind Sule High School
Dhantoli Nagpur-440012
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FORM 5
(*See* Regulation 4)

ANNUAL REPORT OF STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date 08.01.2024

To,
M/s Bhagiratha Associates
Block No 64/65, Panchwati Park,
Hingna, Nagpur 441 110

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal of work of **"RAGHUKUL PARK I"** by **M/S BHAGIRATHA ASSOCIATES** for the period from **06/03/2023 to 31/03/2023** with respect of MahaRERA Registration Number **P50500050017**

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. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of (Promoter) for the period ended **01/04/2022 to 31/03/2023** and hereby certify that:

A. Deposits:

Sr.No.	Particulars	For this Fiscal Year	Total for this Project till 31.12.2023
1.	Total amount collected from allottees	0	10,75,59,059.00
2.	70% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act(1*2)	0	7,52,91,341.00
4.	Total amount deposited in the Designated Bank Account	0	**10,75,59,059.00**
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	N.A.	**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? **Yes**

If No, Please mention the amount not deposited.

P. M. SATHE & ASSOCIATES NAGPUR FRN-113858W CHARTERED ACCOUNTANTS

B. **Withdrawals:**

Sr.No.	Particulars	For this Fiscal Year	Total for this Project 31.12.2023
1.	Opening Balance of Designated Bank Account	0.00	0.00
2.	Total Deposits	0.00	10,75,59,059.00
3.	Total amount withdrawals	0.0.0	10,75,59,059.00
4.	Closing Balance	0.00	0.00

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 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
1	----------NIL----------	----------NIL----------

C. **Utilisation:**

I/We certify that, the **M/s BHAGIRATHA ASSOCIATES** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. **YES**

If No, please provide the below details:-

Sr.No.	Date	Amount not utilized for Project Cost
1	----------NIL----------	----------NIL----------

D. **Any Qualifications/ Observations of CA:**

1.	Promoter has registered "Raghukul Park I" for a period commencing from 06-03-2023 & registration number of project is P50500050017
2.	Promoter has filed Form 3, Form 1 & Form 2 for the last quarter of this fiscal year ending on 31st March 2023
3.	Promoter has incurred Rs 7,64,882/- towards Development Cost for the fiscal year ended on 31/03/2023. We have verified this figure from Form 1, Form 2 & records produced before us.
4.	

Agreed and Accepted by:
For BHAGIRATHA ASSOCIATES

Signature of Promoter
(SANJAY R JAGTAP)
Date: 08-01-2024

Yours Faithfully,
For M/s. P. M. Sathe & Associates
Chartered Accountants

P. M. SATHE & ASSOCIATES
NAGPUR
FRN-113858W
CHARTERED ACCOUNTANTS

Pushkraj Sathe
Proprietor
Mem No. 046342
UDIN: 24046342BKEKNV6181
Date: 08/01/2024