CA RUCHI YASH VERMA & ASSOCIATES

Plot No. 190, Bajaj Nagar, Near Paranjape High School, Nagpur - 440 010.
Ph. No.: 0712 - 2247366 M.No. : 9422439969
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FORM 5

[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 03/02/2024

To,

Pravin Raut, Juhi Shrivastava, Sachin Kadu and Pallavi Kadu

Plot No. 239, Flt No. 101,

Shree Gajanan Apts, Opp. Bawane Kunbi Samaj Hall,

Ramnagar, Nagpur - 440010.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Pravin Raut & Others for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn. Number P50500049877

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 firm, 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 Pravin Raut & Others for the year ended 31/03/2023 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	1,55,50,401	1,55,50,401
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	1,08,85,281	1,08,85,281
4	Total amount deposited in the designated Bank Account	32,96,930	32,96,930
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	21	21
6	Shortfall/(Excess) Deposit (3-4)	75,88,351	75,88,351

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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? Ans: **No.**

B) Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	32,96,930	32,96,930
3	Total amount withdrawn	25,00,000	25,00,000
4	Closing Balance	7,96,930	7,96,930

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

C) Utilisation:

We certify that, Pravin Raut & Others has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D) Any Qualification /Observation:

i) It is observed that there is shortfall in deposition of amount in designated account. As explained, such shortfall is on account of amount received from allottees in M/s Sudhashri Infracon, a partnership firm of all joint owners, which was duly utilised on the project.

ii) The promoters have duly recorded such amount in the books of accounts produced for verification.

Yours faithfully

For Ruchi Yash Verma & Associates,

Chartered Accountants,

FRNo. : 130864W

Agreed and accepted by:

Pravin Raut

Juhi Shrivastava

Sachin Kadu

Pallavi Kadu

Ruchi Verma

(Proprietor)

(Mem. No. : 135166)

UDIN : 24135166BKCNXA4317

Date : 03/02/2024

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