Mehta Pande & Associates
Chartered Accountants

101, Payal Building, Agresen Road,
Zenda Chowk, Dharampeth, Nagpur-10
Mail : reach.mpg@gmail.com

PERIOD : 01ST APRIL 2023 TO 31ST MARCH 2024

UDIN :- 24173747BKAALZ7130

Date: 19/11/2024

ANNEXURE - F

FORM - 5 [see Regulation 4]

CHARTERED ACCOUNTANT'S CERTIFICATE

(ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE)

To.
The RA Constructions
Partnership Firm

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/sDivyanjali Aparments for "Ra Constructions" through Partner Mr. Anuj Bhagwe for the period from 1 April 2023 to 31st March 2024 with respect of MahaRERA Registration Number P50500048943.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ('RERA' or 'the Act') read along with the Maharashtra Real Estate (Regulation and Development) (Regulation 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 the (Promoter) for the period ended February to March 2023 and hereby certify that:

A. Deposits

Sr. No.	Particulars	For this Fiscal Year	Total for this project
1	Total amount collected from the allottees	1846101	1846101
2	% of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	**1292270.70**	**1292270.70**
4	Total amount deposited in the Designated Bank Account	1292622	1292622
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	**70.02**	**70.02**
6	Shortfall/(Excess) deposit (3-4)	**-351.3**	**-351.3**



The 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 Bank Account? **YES**

If No, please mention the amount not deposited.

B. Withdrawals

Sr. No.	Particulars	For this Fiscal Year	Total for this project Till date
1	Opening Balance of Designated Rank Account	**0**	**0**
2	Total Deposits	**1846603**	**1846603**
3	Total amount withdrawn	**1846603**	**1846603**
4	Closing Balance	**0**	**0**

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

C. Utilization

I/We certify that, the Divyanjali Apartment has utilized the amounts withdrawn from Designated Bank Account towards the project costs only, as specified in the Act.

If No, please provide the below details:-

Sr No	Date	Amount not utilized for Project Cost

Mehta Pande & Associates ★ Chartered Accountants ★

Sr. No	D. Any Quilifications/Observations of CA
1	The Promoter Project Registration under RERA is on 24/02/2023

Yours Faithfully,

M/s. MEHTA PANDE & ASSOCIATES

CHARTERED ACCOUNTANTS

FRN: 144490W

Mehta Pande & Associates ★ Chartered Accountants ★

(CA SAURABH PANDE)

PARTNER

M. No. : 173747

DATE: 19/11/2024

UDIN: 24173747BKAALZ7130

RA CONSTRUCTIONS

PARTNERS

Agreed and accepted by:

Signature of Promoter

Name: **Divyanjali Apartment**

Date : 19/11/2024