Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date 05/01/2025

To,
M/s Modokar Infra Private Limited,
Director Akshay Modokar,
Nagpur.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **"M/s Modokar Infra Pvt Ltd"** for the period from 01/04/2023 to 31/03/2024 with respect to MahaRERARegn Number **P50500054422**.

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 by **"M/s Modokar Infra Pvt Ltd"** for the period ended **31/03/2024** and hereby certify that:

A. Deposits:

Sr No	Particular	For this Fiscal year 2023-24	Total for this project till date
1	Total amount collected from allottees	0	0
2	% of amount to be deposited as per act	0	0
3	Amount to be deposited as per act (1*2)	0	0
4	Total amount deposited in the Designated Bank Account	0	0
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	0	0
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/No)

If No. Please mention the amount not deposited. Nil

B. Withdrawals

Sr No	Particular	For this Fiscal year 2023-24	Total for this project till date
1	Opening Balance of Designated Bank Account	0	0
2	Total Deposits	0	0
3	Total amount withdrawn	0	0
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As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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/No) Yes

If No. Please provide the below details:

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1	-	-

C. Utilisation

I/We certify that, the (**M/s Modokar Infra Pvt Ltd**) has utilized the amounts withdrawn from designated towards project cost only, as specified in the act. Yes

If No, please provide the below details:

S.No.	Date	Amount not utilised for Project Cost
1	NA	NA

D. Any Qualifications/Observations of CA

1.	Nil
2.	Nil

For A.M.Dabke & Associates

Chartered Accountants

A. M. Dabke & Associates * Chartered Accountants * FRN-144213W NAGPUR

CA Amey Dabke

M No 170917

Date: 05/01/2025

UDIN:- 25170917BMIJFO3864

Agreed and Accepted by:

Modokar Infra Pvt. Ltd. Director

Signature of Promoter

Name: M/s Modokar Infra Pvt Ltd

Mr. Akshay Modokar (Director)

Date: 05/01/2025