Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
M/s **SHIVLAXMI LAND DEVELOPERS**
(Mr. Sanjay M. Mahakalkar & Mr. Nandlal S. Sahu, Partners),
97, Ridge Road, Raghuji Nagar, Nagpur – 440024

SUBJECT: Report on Statement of Account on Project fund deposits. Utilization and withdrawal by M/s Shivlaxmi Land Developers of **SHIVANKAR LAYOUT** at **Kh. No. 64/3** for the period **01/04/2023 to 31/03/2024** with respect to **MahaRERA Regn Number P50500054854**.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulations and Development) Act,2016 read along with the Maharashtra Real Estate. (Regulations 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 examines the prescribe registers, books and documents, and the relevant records of M/s Shivlaxmi Land Developers for the period ended 31/03/2024 and hereby certify that:

A. DEPOSITS:

	Particulars	For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	1,45,00,000.00	2,61,00,000.00
2.	% of amount to be deposited as per act	70.00%	70.00%
3.	Amount to be deposited as per act (1*2)	1,01,50,000.00	1,82,70,000.00
4.	Total amount deposited in the Designated Bank Account	70,00,000.00	70,00,000.00
5.	% of Amount deposited in Designated Bank Account	68.96%	38.31%
6.	Short deposit (3-4)	31,50,000.00	1,12,70,000.00

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? **NO**
If No. Please mention the amount not deposited – **Rs. 1,12,70,000.00**

B. Withdrawals

	Particulars	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	0.00	0.00
2.	Total Deposits	70,00,000.00	70,00,000.00
3.	Total amount withdrawn	70,00,000.00	70,00,000.00
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As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, Form 3, issued during the reporting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.	NA	NA

C. Utilisation

I/We certify that, the M/s Shivlaxmi Land Developers has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.
If No, please provide the below details: -

Sr. No.	Date	Amount not utilised for Project Cost
1.	21/03/2024	Repayment of unsecured Loan of Rs. 50 Lakhs.

D. Any Qualification/ Observations of CA

1.	The Promoter has used only one Designated Bank Account for 2 different projects.
2.	The Promoter has maintained another current account with Tirupati Urban Co-op. Bank Ltd and has credited some of the receipts from customers directly to aforementioned current account.

Yours Faithfully,

For Aubhav Asati & Co.
Chartered Accountants
FRN No.: 156237W

Anubhav Asati & Co. * M. No. 195644 * Chartered Accountants

CA Anubhav Asati
Proprietor
UDIN: 25195644BMJPRK9114
Date: 18/01/2025

Agreed and Accepted by:

SHIVLAXMI LAND DEVELOPER
Signature of Promoters
PARTNER

Name: Sanjay Mahakalkar
Date: 07/01/2024

SHIVLAXMI LAND DEVELOPER
PARTNER

Nandlal Shahu