KAPIL BALWANI & CO.
Chartered Accountants

Office: 29, B/h Punshi Hospital, Bank Colony, Jaripatka, Nagpur – 440014
Mob. – 996-070-4004 | e-mail – cakapilbalwani@gmail.com

Annexure F
FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

INFORMATION AS ON DATE 31.03.2025

Date 19/04/2025

To,

M/s. DERA DEVELOPERS,
201 MG HOUSE, RT ROAD, CIVIL LINES, NAGPUR -01,

SUBJECT: Report on Statement of Accounts on project fund deposit. utilization and withdrawal by [Dera Developers] for the period from 01.04.2024 to 31.03.2025 with respect to Maha RERA Regn Number P50500078171

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 Promoter, 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 Dera Developers for the period ended 2024-2025 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	4,67,89,805	4,67,89,805
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act(1*2)	3,27,52,863	3,27,52,863
4.	Total amount deposited in the Designated Bank Account	3,26,86,320	3,26,86,320
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70%	70%
6.	Shortfall/Excess deposit (3-4)	66,543	66,543

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 deposit

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	5,00,000	5,00,000
2.	Total Deposits	3,21,86,320	3,21,86,320
3.	Total amount withdrawn	3,26,86,320	3,26,86,320
4.	Closing Balance	-	-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form I, Form 2 and Form 3 issued during the reporting period? – Yes.
If No, Please provide the below details:-

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

C. Utilisation
We certify that, the Dera 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:-

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

D. Any Qualifications/Observations of CA

1.	-
2.	-
3.	-
4.	-

Agreed and Accepted by:

DERA DEVELOPERS

PARTNER

Signature of Promoter
Name – DERA DEVELOPERS
Date: 19/04/2025
Place: Nagpur

KAPIL BALWANI & CO. NAGPUR CHARTERED ACCOUNTANTS

For KAPIL BALWANI & CO.
Chartered Accountants

CA Kapil M. Balwani
Proprietor
Membership No. 174798
FRN: 143538W
UDIN:25174798BMLZUA9331