



**KAVITA TATIYA & CO.**  
CHARTERED ACCOUNTANTS

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

To

**M/s. Bora Realty LLP (Project: Samrat Sarthak)**

Plot bearing S.No. 52/1, Division Katraj, Taluka– Haveli, District- Pune, PIN- 411046

**SUBJECT:** Report on Statement of Accounts on project fund utilization and withdrawal by **M/s. Bora Realty LLP** for the period from 01/04/2021 to 31/03/2022 with respect to MahaRERA Regn. Number **P52100023095**.

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 & 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 the 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 M/s. Bora Realty LLP for the period ended 31/03/2022 and hereby certify that:

**A. Deposits:**

Sr. No.	Particulars	For the Fiscal Year 2021-22	Total for this project upto 14/07/2022
1.	Total amount collected from allottees	24,84,910	1,22,11,048
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	17,39,437	85,47,733
4.	Total amount deposited in the Designated Bank Account	24,84,910	1,22,11,048
5.	% of amount deposited in Designated Bank Account $[(4)/(1)*100]$	100%	100%
6.	Shortfall/Excess deposit (3-4)	-7,45,473	-36,63,314

Amount Collected/Deposited at Sr. 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



**B. Withdrawals:**

Sr No	Particulars	For the Fiscal Year 2021-22(old Designated bank + New Designated Bank)	Total for this project upto 14/07/2022 (New Designated Bank Account)
1.	Opening Balance of Designated Bank Account	2,85,673	2,52,000
2.	Total Deposits	58,19,70,130	99,70,742
3.	Total Amount Withdrawn	58,20,03,803	1,02,20,000
4.	Closing Balance	2,52,000	2,742

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

**C. Utilisation:**

I/We certify, that M/s. Bora Realty LLP has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

For Kavita Tatiya & Co.  
Chartered Accountant  
Firm Reg. No. 128390W



CA Kavita Tatiya  
Proprietor

M. No. 118482

UDIN: 22118482ANHNV I 6965

Date: 15/07/2022

