



GANPAT B. NAIK

CHARTERED ACCOUNTANT

Address : 104/105, B Wing, Shevantabai Sadan,
Bedekar Galli, Thakurwadi, Dombivli (West) – 421202.
Email : caganpatnaik@gmail.com; Mobile : 9699183725

Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 14/09/2023

To,
Bindra Sateri Constructions,
Vile Parle (East)

Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by Bindra Sateri Constructions for project BINDRA SATERI LEGACY C WING AND F WING PHASE 1-UPTO 10TH FLOOR for the year from 01/04/2021 to 31/03/2022 with respect to MahaRERA Number P51800017120.

1. This Certificate is issued in accordance with the provisions of 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 & 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 & Documents, and the relevant records of Bindra Sateri Constructions for the year ended 31st March 2022 and hereby certify that:

A. DEPOSITS

(Amount received in crores)			
		For this Fiscal Year	Total for this Project till date ie 31 st March 2022
1.	Total amount collected from allottees	7.62	29.50
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	5.33	20.65
4.	Total amount deposited in the Designated Bank Account i.e 70 % account.	5.33	20.65
5.	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	70%	70%
6.	Shortfall / Excess Deposit (3-4)	Nil	Nil



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Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges & indirect taxes.

Has the required proportion of the money collected from allottees of the project units, as specified in the Act, deposited in the Designated RERA Bank Account? (Yes / No)

Yes*

If No, then please mention the amount not deposited _____ NA_____.

B. WITHDRAWALS

(Amount in crores)

		For this Fiscal Year	Total for this Project till date
1.	Opening balance of Designated Bank Account (70%)	0.18	0
2.	Total Deposits	5.33	20.65
3.	Total Amount Withdrawn	5.33	20.57
4.	Closing Balance (70%)	0.18	0.18

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 – NA_____

S. No.	Date of withdrawal	Amount of Excess Withdrawals

C. UTILISATION

We certify that, the Bindra Sateri Constructions has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act.

If no please provide the below details- NA_____

S. No.	Date	Amount not utilised for Project Cost



CA



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D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1.	Amounts taken in this report is based on all the Form 3 issued by the CA in practise and audited financials of the AOP.
2.	*Rera account of 100% has been maintained for the project and all the amount deposited and withdrawn are considered 70% of the designated 100% account of the project.
3.	Pass through charges or indirect taxes not included in incurred cost of the project.
4.	Amount has been regrouped and rearranged based upon records/documents available with the company to meet the disclosure requirement of RERA as far as possible.
5.	On verification of books of accounts and bank statements we have observed that Promoters have maintained single designated bank account for 2 projects namely project "BINDRA SATERI LEGACY C WING AND F WING PHASE I - UPTO 10TH FLOOR" having Maharera Registration No. P51800017120 and Project "BINDRA SATERI LEGACY C WING AND F WING PHASE I - 11TH AND ABOVE FLOORS" having Maharera Registration No. P51800025061 so the amount of withdrawal are segregated based on the ratios of collections of each phase.

Yours faithfully,

For Ganpat B Naik
Chartered Accountants



Ganpat B. Naik

Agreed and accepted by:

Signature of Partner
Name : Shailesh Parab
Date : 14th September 2023

Ganpat Naik
Proprietor
MRN : 136558
UDIN : 23136558BGVVS06040
Date : 14th September 2023