



Abhijit Sontakke
Chartered Accountants

Office No. 347, Gokhale Plaza Above HDFC Bank,
Nr Ramakrishna More Auditorium,
Chinchwad, Pune 411033.

Tel. : (020) 27354023 Mobile : 9822934023

Email Id : caabhijitsontake@gmail.com

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

To,
The M/S FORTUNE PROPERTIES SR.NO 156/4B/1/63/, COLONY 15, GANESHNAGAR, BOPKHEL, PUNE-411031 (Name &
Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the Anuraj Builders for the period
from 2022 to 2023 with respect to MahaRERA Regn. Number P . .

- 1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation & 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 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 register, books and documents, and the relevant records of Builders for the period ended MARCH 2023 and hereby certify that :

Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
	Deposits :		
	1 Total amount collected from Allottees	9,100,000.00	
	2 % of amount to be deposited as per the Act	0.70	
A	3 Amount to be deposited as per the Act (1*2)	6,370,000.00	
	4 Total amount deposited in the designated bank Account	6,370,000.00	
	5 % of amount deposited in the designated bank Account (4/1*100)	6,370,000.00	
	6 Shortfall / Excess Deposit (3-4)	0.00	

Note : 1 Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.
2 Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the designated RERA bank account ?
3 If no please mention the amount not deposited



Abhijit Sontakke
Chartered Accountants

Office No. 347, Gokhale Plaza Above HDFC Bank,
Nr Ramakrishna More Auditorium,
Chinchwad, Pune 411033.

Tel. : (020) 27354023 Mobile : 9822934023

Email Id : caabhijitsontake@gmail.com

Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
	<u>Withdrawals :</u>		
B	1 Opening Balance of designated bank account	1,001.91	
	2 Total Deposits	16,013,251.00	
	3 Total Amount withdrawn	15,390,110.38	
	4 Closing Balance	624,142.53	

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period ?

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals

C Utilisation :

We certify that the Anuraj Builders has utilized the amount 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 utilized for the project cost

D Any qualification / observations by CA :

Sr. No.	Qualification / Observation

Yours faithfully,

CA Abhijit Sontakke

Abhijit Sontakke

Membership No. : 117700

UDIN : 24117700BKEFNK3636

Date : 28/02/2024

Place : PUNE

Agreed & Accepted by

ghale

M/S FORTUNE PROPERTIES

Name: Mr Dattatray Ghule

Designation : Partner/Authorized Signatory

Date : 28/02/2024

Place : PUNE.

