

SHRADDHA KALPESH GURAV

Paranjape Building, Bazar Peth, Karjat.

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 31ST OCTOBER 2023

To,

PRAYAG DEVELOPERS

SHREE SAI SHRADHA CHS, SHOP 11/12, PLOT NO 12
SEC 17 NEAR KHANDA COLONY
SIGNAL, NEW PANVEL-410206

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by **PRAYAG DEVELOPERS-PRAYAG SANKALP** for the period from **01-04-2022** To **31-03-2023** with respect to Maha RERA Regn Number P52000016045.

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. 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 examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended on 31-03-2023 and hereby certify that:

A. Deposits:

Sr No	Particulars	For This Fiscal Year	Total For This Project till Date
1	Total amount collected from allottees	6145192/-	1005902/-
2	% Of amount to be deposited as per act	100%	100%
3	Amount to be deposited as per act (1 * 2)	6145192/-	1005902/-
4	Total amount deposited in the Designated Bank Account	6145192/-	1005902/-
5	% Of Amount deposited in Designated Bank Account	100%	100%
6	Shortfall/Excess deposit (3-4)	0/-	0/-

SHRADDHA KALPESH GURAV

Paranjape Building, Bazar Peth, Karjat.

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 / No) = YES

If No. Please mention the amount not deposited.

B. Withdrawals

Sr No	Particulars	For This Fiscal Year	Total for this Project till date
1	Opening Balance of Designated Bank Account	0/-	0/-
2	Total Deposits	6145192/-	1005902/-
3	Total amount withdrawn	6145192/-	1005902/-
4	Closing Balance	0/-	0/-

Note:

1. The RERA came into effect from 1st May 2017 before that there was no provision of RERA designated account in which the Promoter was supposed to deposit the 70% of the amount received from the allottees.
2. The project was coming in the category of ONGOING project on 01-05-2017 when RERA came into force.
3. Therefore the amount in the column of "**Total for this Project till date**" (**A: Deposit and B: Withdrawals**), we have declared all the figures from day 1 of the start of the project and not from 01-05-2017.

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: -

Sr No.	Date of Withdrawal	Amount of Excess Withdrawals
1.		

C. Utilization

I/We certify that **PRAYAG DEVELOPERS** has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act.

SHRADDHA KALPESH GURAV

Paranjape Building, Bazar Peth, Karjat.

If No. Please provide below details-

Sr No.	Date	Amount not Utilized for project cost
1.		

D. Any Qualifications / Observations of CA

1	The RERA came into effect from 1 st May 2017 before that there was no provision of RERA designated account in which the Promoter was supposed to deposit the 70% of the amount received from the allottees.
2	The project was coming in the category of ONGOING project on 01-05-2017 when RERA came into force
3	Therefore the amount in the column of "Total for this Project till date" (A: Deposit and B: Withdrawals), the Promoters have declared all the figures from day 1 of the start of the project and not from 01-05-2017

Yours Faithfully,

Signature of Chartered Accountant

Agreed and accepted by

CA SHRADDHA KALPESH GURAV

MEM NO: 167744

Contact No.:9820555073

E-mail: clientcopy.ca@gmail.com

For Prayag Developers

Signature of Promoter Partner

Name: PRADEEP BHOPI

Date: 31/10/2023