



Partner:
CA. KEYUR S. DEDHIA
B.Com, F.C.A., DISA (ICAI)

Annexure F
FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date 30/09/2023

To,
M/S. RIGHT TIME REALTORS LLP,
Flat No. 1104 Tower No. 05, Aspire Tower,
R-2 sector, Annora park Town, Hadapsar,
Dist. Pune - 411028.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/S. RIGHT TIME REALTORS LLP for the period from April 2022 to March 2023 with respect to MahaRERA Registration Number: P52100046514.

Respected Sir,

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 Partners, 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 M/S. RIGHT TIME REALTORS LLP for the period ended 31st march, 2023 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal year 2022-2023	Total for this project till date 31/03/2023
1.	Total amount collected from allottees	1,73,10,056.00	1,73,10,056.00
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per act	1,21,17,039.20	1,21,17,039.20
4.	Total amount deposited in the Designated Bank Account	1,10,04,422.80	1,10,04,422.80
5.	% of Amount deposited in Designated Bank Account	63.57%	63.57%
6.	Shortfall/Excess deposit (3-4)	11,12,616.40	11,12,616.40

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)



If No. Please mention the amount not deposited.

The amount of Rs 10,00,000.00 received upto November 2022 & Rs.5,89,452.00 is received in February 2023 is deposited by customer in 100% account and has been utilized for the purpose of construction/ other expenditure of project. Proportionate amount of 70% is not deposited in the designated account, hence it is not considered in the above working.

B. Withdrawals

Sr. No.	Particulars	For this Fiscal year 2022-2023	Total for this project till date i.e. 31/03/2023
1.	Opening Balance of Designated Bank Account	0.00	0.00
2.	Total Deposits	1,10,04,422.80	1,10,04,422.80
3.	Total amount withdrawn	1,10,00,000.00	1,10,00,000.00
4.	Closing Balance	4,422.80	4,422.80

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)

If No, please provide the below details:

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

C. Utilisation

I, hereby certify that, the M/S. RIGHT TIME REALTORS LLP has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D. Any Qualifications / Observations of CA

1.	
2.	
3.	
4.	

Agreed and accepted by:
Signature of Promoter

dikram

Name: M/S. RIGHT TIME REALTORS LLP
Date: 30/09/2023

Yours Faithfully,
For SAGAR KAWNA & CO
CHARTERED ACCOUNTANTS

Keyur Dedhia

CA. KEYUR S. DEDHIA - Partner
Membership No. 122520
UDIN: 23122520BGXKUZ6604

