



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

Date: 20-09-2023

To,
Mr. Suresh Satra,
M/s. Rachaita Developers,
C Wing, Office No. 2, Green Lawn Apts,
Aarey Road, Goregaon (East),
Mumbai – 400 063

Subject: Report on statement of accounts on project fund utilization and withdrawal by **Mr. Suresh Satra**, promoter of **M/s. Rachaita Developers** for period from **01-04-2022 to 31-03-2023** with respect to **MahaRERA Regn. Number: P51800027388**, Mumbai.

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. We have obtained all the necessary information and explanation from the Entity, 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 promoter for the period ended 31st March 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	6,17,84,463	6,17,84,463
2	% of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1x2)	4,32,49,124	4,32,49,124
4	Total amount deposited in Designated Bank Account	4,32,49,124	4,32,49,124
5	% of Amount deposited in Designated Bank Account	70.00%	70.00%
6	Shortfall/Excess deposited (3-4)	-	-

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

If No, please mentioned the amount not deposited

NA



B. Withdrawals

Sr. No	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	4,32,49,124	4,32,49,124
3	Total amount Withdrawn	4,29,60,937	4,29,60,937
4	Closing Balance	2,88,187	2,88,187

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

If No, please provide the below details: -

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

C. Utilisation

We certify that, **Mr. Suresh Satra**, has utilised the amounts 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 utilised for Project Cost
1	NA	NA

D. Any Qualifications/Observations of CA

1	NA	NA
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Yours Faithfully,

For R P Sangodkar & Co
Chartered Accountants




CA Ranjit P. Sangodkar
Proprietor
Firm Regn No.: 112489W
Mem. No.: 044847
UDIN: 23044847BGQO AQ6960
Date: 20-09-2023
Place: Mumbai

Agreed and Accepted by:

For M/s Rachaita Developers



Mr. Suresh Satra
(Promoter)
Date: 20-09-2023

