P C Bhandari and Co.
CHARTERED ACCOUNTANTS

CA INDIA

"First Floor", Kanchan,
Bhandari Bhavan, Ramdaspeth,
Akola-444001
Phone: 94221-61138
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FORM 5 (see Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT CERTIFICATE

Date: 14/08/2025

To,
Mukund K Mali,
Kalpana Builders & Developers,
Shop No. S/1, Kalpana Complex,
Akola

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Kalpana Builders & Developers for the period from 01/04/2023 to 31/03/2024 with respect to project "**Kalpana Siddhi**"- Maharera Regn. Number - **P50100047400.**

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 have obtained all the necessary information and explanation from the Company, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.

3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of Kalpana Builders & Developers for the period ended 31/03/2024 and hereby state that:

P.C.BHANDARI & CO. * 'Kanchan' Ramdaspeth, Akola (M.S) * CHARTERED ACCOUNTANTS

A. Deposits:

Sr. No.	Particulars (Rera Related)	For the Fiscal Year	Total for the project till date
1.	Total Amount collected from allottees	35,60,000	53,30,000
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	24,92,000	37,31,000
4.	Total amount deposited in the designated bank account	35,60,000	53,30,000
5.	% of amount deposited in designated bank account [(4)/(1)*100]	100%	100%
6.	Shortfall/Excess deposit (3-4)	-10,68,000	-15,99,000

Has the required portion 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 mention the amount not deposited in designated bank account.

B. Withdrawals

Sr. No.	Particulars (Rera related)	For the Fiscal Year	Total for the project till date
1.	Opening Balance of designated bank account	5,000	5,000
2.	Total Deposits	35,60,000	53,30,000
3.	Total amount withdrawn	35,60,000	53,30,000
4.	Closing Balance	5,000	5,000

As specified in the Act, all the amounts withdrawn during the year from RERA Bank account were within the withdrawal limit as certified under relevant Form 1, Form 2 and Form 3 issued during the reporting period? **We cannot comment on the said clause as the promoter has not taken any certificate (Form 1, Form 2 and Form 3) from the respective professional during the reporting period.**

If No, please provide the below details :-

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

C. Utilization

I certify that Kalpana Builders & Developers 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
1.	NA	NA

D. Any Qualification / Observation of CA

1.	This Certificate has been issued on the basis of limited review of books of accounts.

Agreed and Accepted by :

Name: Mukund Mali
Promoter
Date: 14/08/2025

P.C. BHANDARI & CO. * 'Kanchan' Ramdaspeth, Akola (M.S) * CHARTERED ACCOUNTANTS

For PC Bhandari & Co.
Chartered Accountants
FRN: 114079W

[P. C. BHANDARI - PARTNER]
[Membership No. 039710]
UDIN: 25039710BMKWEB6907