RAHUL K DAYAMA & ASSOCIATES
(CHARTERED ACCOUNTANTS)

Annexure F
FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,

Date: 15.09.2023

M/s. Mangalam Infra (Partnership Firm)
Project : Mangalam Park, Pachora
S No, 107/2/B Pachora, Tal: Pachora, Dist: Jalgaon

SUBJECT : Report on Statement of Accounts on project fund deposit. utilization and withdraw at by M/s. Mangalam Park [The Promoter] for the period from **01.04.2021** to **31.03.2022 (ie. FY. 2021-22** with respect to MahaRERA Regn Number. **P49900025679**

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) Rule, 2017.

2. We have obtained all the necessary information and explanation from the Promoter, (subject to the Qualfification/ Observation mentioned) 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. Mangalam Park, Pachora for the period ended **31.03.2022** and hereby certify that:

A. Deposits:

		For this Fiscal year (FY. 2021-22)	Total for this project till 31.03.2022
1.	Total amount collected from allottees	47730530	60204753
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1* 2)	33411371	42143327
4.	Total amount deposited in the Designated Bank Account	38023818	48605601
5.	% of Amount deposited in Designated Ban k Account [(4)/(1)* 100]	79.66	80.73
6.	Shortfall/Excess deposit (3-4)	-4612447	-6462274

OFF: Plot No 48 Office No 102 ,Sector 19C Vashi, Navi Mumbai 400 705
Mo. No. 7977309594 Email: rahulkdayama@gmail.com

Rahul K Dayama & Associates FRN. 144701W Chartered Accountants

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 allotees 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. Yes

Note : I

Promotor has deposited 70 % in designated account in addition to this they also deposited their own fund/ capital/unsecured laon obtained from relatives etc. with this account, further fund from this account is used solley for the project underatken by the firm.

Subsisdy received from the government for the project is also considered booking receipt because it is directly linked for the project only.

B. Withdrawals

		For this Fiscal year (FY. 2021-22)	Total for this project till 31.03.2022
1.	Opening balance of Designated Bank Account	564598	0
2.	Total Deposits	38023818	48605601
3.	Total Amount withdrawn	38340435	48357621
4.	Closing Balance	247980	247980

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certifiecl under the relevant Form 1, Form 2 and Form 3 issued during the reporting period? (Yes / No)

Note : II

Yes

Promotor has deposited 70 % in designated account in addition to this they also deposited their own fund/ capital/unsecured laon obtained from relatives etc. with this account, further fund from this account is used solley for the project underatken by the firm.

Hence it is relflected that out of the booking amount just Rs. 3,34,11,371 /- (ie. Minimum 70 % required to transfer in designated bank account, but amount received in the said Rs. 3,80,23,818/- (ie. This Excess input amount received cosnists of own fund or borrowed fund etc.)

If No, Please provide the below details:-

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

C. Utilisation

We certify that, the M/s. Mangalam Park has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act.

Note : III

Rs. 2,16,041 /- is withdrawl from this designated accounts for the adminstration activity which is not allowed as per the law but it is seen that exceess amount is already deposited in dsignated account from own fund etc, which is over and above to such adminstration exps.

If No, Please provide the below details:-

S.No.	Date	Amount not utilised for Project Cost
1.		

Rahul K Dayama & Associates
FRN. 144701W

D. Any Qualifications/Observations of CA

We have prepared this certificates based on the data and relevant information provided by the assesee, we are unable verify whole the books of accounts, vouchers etc. (due to inherent limits of audits) hence we cant assured that whole the fund is utilised from the designated bank account is used solley for the purpose of construction activities only.

Further we are unable to record any opinion except aforesaid financial data (whether all the provisons of Maharera Act were followed or not, because ceratian detailed access of information is not available during the audit)

Yours Faithfully,

Prop: CA Rahul Kishor Dayama
Rahul K Dayama & Associates
Chartered Accountant
M No. 178110
UDIN : 23178110BGYZFQ2670

Agreed and Accepted by:

Signature of Promoter :
Ritesh Sureshchand Lalwani
Authorised Partner
M/s. Mangalam Park
Date: 15.09.2023

Mangalam Infra

Shop No. 27 Mansingka Building Jamner Road
Pachora Tal - Pachora Dist: Jalgaon 424 201

TO WHOMSOEVER IT MAY CONCERN

Date : 15.09.2023

I Ritesh Suresh Lalwani having PAN : AAJPL1163C Authorized partner of M/s. Mangalam Infra (The partnership firm) hereby declared and confirmed that,

We have accepted booking amount during FY. 2021-22 against the Row House (Under construction) are used only for construction of such project only, we have not diversified any fund of this project to the another one,

Further we have not withdrawn excess amount beyond the rules and regulations, from the designated banks accounts, if such things is found we partners are jointly and severally liable,

We confirmed that all the information provided is true and correct,

For
Mangalam Infra

Mangalam Infra
Partner

Ritesh Suresh Lalwani
(Authorised Partner)
Date : 15.09.2023