

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Project Name : Chandramouli Pinnacle Building Wing A
Project Address : Gut No.70, Plot No.55,56,57, Satara Village, Aurangabad
Promoter's Name : Chandramouli Pinnacle
Promoter's Address : Plot No 27, "Chandramouli" Samrat Nagar, Aurangabad-431005
PAN : AADAC4440J
RERA Reg. No. : P51500027437

SUBJECT: Report on Statement of Accounts on project fund utilization & withdrawal by Chandramouli Pinnacle for the period from 01/04/2021 to 31/03/2022 with respect to MahaRERA Registration Number P51500027437.

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 the necessary information and explanation from the Firm, 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 on test check basis the books, documents and the relevant records of M/s CHANDRAMOULI PINNACLE for the period 01/04/2021 to 31/03/2022 and hereby certify (Subject to remarks to the Notes to Certificate) that:

A. Deposits:

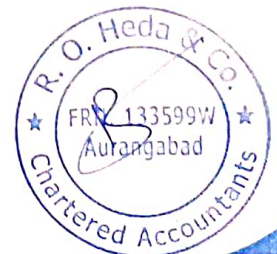
		For this Fiscal year	Total for this project till date
1.	Total Amount collected from allottees	2,37,25,900/-	2,56,25,900/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act(1*2)	1,66,08,130/-	1,79,38,130/-
4.	Total amount deposited in the Designated Bank account	82,34,000/-	99,34,000/-
5.	% of Amount Deposited in Designated Bank Account [(4)/(1)*100]	35%	39%
6.	Shortfall deposit(3-4)	83,74,130/-	80,04,130/-

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 -No

If No, Please mention the amount not deposited. :

Rs. 83,74,130/- not deposited in designated RERA bank account (refer qualification/observation Note No. D)



B. Withdrawals:

		For this Fiscal year	Total for this project till date
1.	Opening balance of Designated Bank Account	14,05,000/-	14,05,000/-
2.	Total Deposits	82,34,000/-	99,34,000/-
3.	Total amount withdrawn	96,34,000/-	1,13,34,000/-
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 the relevant Form 1, Form 2, and Form 3 issued during the reporting period - Yes

If No, Please provide the below details:-

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

C. Utilisation

We certify that, the (Chandramouli Pinnacle) has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, please provide the below details:-

S.No.	Date	Amount not utilized for Project Cost
1	NA	NA

D. Any Qualifications/Observations of CA

1.	The project completed on 25/05/2022 as per Occupancy Certificate bearing number OC/70/17/2022-23 Dated 25/05/2022 issued by Municipal Corporation Aurangabad.
2.	In respect of Short amount deposited in Designated RERA account, the promoter explained that in case HDFC Bank finance, the Bank directly disbursed in Regular Current Account instead of RERA Account even though bank details provided to them. However, the Promoter have utilized all receipts in completion of project and get completed it before the proposed date of completion.

FOR R. O. HEDA & CO.
CHARTERED ACCOUNTANTS
[FIRM REGN.NO.133599W]

R. O. Heda & Co.

RAJESHWAR O. HEDA
[PROPRIETOR]
MEMBERSHIP NO.144252



UDIN : 23144252BGTOZF3043
DATE : 29.05.2023
PLACE : AURANGABAD