



Sunil Salunke & Associates

CHARTERED ACCOUNTANTS

S. R. Salunke M.Com. FCA

FORM 5 ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 08-04-2023

To,
Kalpak Developers,
102, Veer Shanti,
Kranti Chowk, Aurangabad

SUBJECT : Report on Statement of Accounts on project fund deposit. utilization and withdrawal by Kalpak Developers for the period from 15/07/2021 to 31/03/2022 with respect to project of Udyog Kalpak having MahaRERA Registration No.P51500029919.

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 & 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 the prescribed registers, books and documents, and the relevant records of Kalpak Developers for the period ended 31/03/2022 and hereby certify that:

A Deposits :

		For the Financial Year	Total for this project the date
1	Total amount collected from allottees	5,72,00,000.00	5,72,00,000.00
2	% of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	4,00,40,000.00	4,00,40,000.00
4	Total amount deposited in the Designated	4,09,15,858.00	4,09,15,858.00
5	% of amount deposited in the Designated	71.53%	71.53%
6	Shortfall/Excess deposit (3-4)	8,75,858.00	8,75,858.00

The required proportion of money collected from allottees of the project units, as specified in the act, has deposited in the Designated RERA Bank Account

B Withdrawals

		For the Financial Year	Total for this project the date
1	Opening Balance of Designated Bank	-	-
2	Total Deposits	4,09,15,858.00	4,09,15,858.00
3	Total Amount Withdrawn	3,85,70,858.00	3,85,70,858.00
4	Closing Balance	23,45,000.00	23,45,000.00



As specified in the Act, All amount withdrawn during the year from designated RERA Bank account were within the withdrawal limit as certified under the relevent Form 1, Form 2 and Form 3 issued during the reporting period? (Yes/No)

C Utilisation

We certify that, the Kalpak Developers, has utilised the amounts withdrawn from Designated Bank account towards project cost only, as specified in the act

D Any Qualifications/Obsevation By CA

1	
2	
3	

Yours Faithfully,



Signature of Chartered Accountant
For Sunil Salunke & Associates
CA Sunil Salunke
Membership No.:105421
UDIN :23105421BGUQTZ6103



Agreed & Accepted by



Signature of Promoter
(For & Behalf of Kalpak Developers)
Name :Shodhan Joshi
Date : 08/04/2023

NOTES

- 1 Base which has been taken for commencement date of the project is the Commencement certificate.
- 2 Architect's Certificate/ Engineer Certificate has been considered as Basis for Percentage Completion of said project.
- 3 Details regarding Receipts & Withdrawal of funds has been taken on the basis of information and explanation provided by the management.