



Joshi Kulkarni & Associates
Chartered Accountants

HEAD OFFICE: Flat No. 5 & 6, 2nd Floor, Suyash Complex, Kalda Corner, Shreya Nagar, Chh. Sambhajinagar. – 431005 Ph.No. 0240-2362516

BRANCH: Flat no 5, Chaitrali Appt., 7th Lane, Prabhat Road PUNE-411 004

Date: - 30/09/2023

To,
M/s P B Associates
Flat No.6, Nutuan Colony,
Chhtrapati Sambhajinagar (Aurangabad) Maharashtra.

Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by M/s. P B Associates for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Number P51500032325.

1. This Certificate is issued in accordance with the provisions of 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/We have obtained all necessary information & explanation from the Promoter, during the course of our Audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed Registers, Books & Documents, and the relevant records of M/s P B Associates for the period ended 22-23 and hereby certify that:



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A. DEPOSITS

		For this Fiscal Year 22-23	Total for this Project till date 31 st March 2023
1.	Total amount collected from allottees	23604403	29504404
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	16523082	20653083
4.	Total amount deposited in the Designated Bank Account	23604403	29504404
5.	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	100%	100%
6.	Shortfall / Excess Deposit (3-4)	-7081321	-8851321

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges & indirect taxes. Has the required proportion of the money collected from allottees of the project units, as specified in the Act, deposited in the Designated RERA Bank Account? (Yes / No)

If No, then please mention the amount not deposited



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B. WITHDRAWALS

		For this Fiscal Year 22-23	Total for this Project till date 31 st March 2023
1.	Opening balance of Designated Bank Account	0	0
2.	Total Deposits	23604403/-	29504404/-
3.	Total Amount Withdrawn	19366974/-	25266975/-
4.	Closing Balance	4237429/-	4237429/-

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 / No)- YES

If no please provide the below details -

S. No.	Date of withdrawal	Amount of Excess Withdrawals

C. UTILISATION

I/We certify that, the M/s P B Associates has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act. - YES

If no please provide the below details-

S. No.	Date	Amount not utilized for Project Cost



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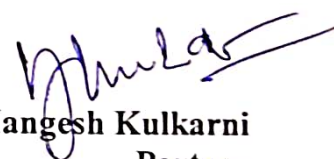
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D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1.	THE PROMOTER USING SINGLE BANK ACCOUNT FOR THE SAID PROJECT SO ALL AMOUNT DEPOSITED IN THE SAME ACCOUNT.
2.	THE RECEIVED AMOUNT OF THE PROJECT UTILISED TOWARDS THE RPROJECT ITSELF. THE PROJECT IS COMPLETED 70% TILL MARCH.

For Joshi Kulkarni & Associates
Chartered Accountants
Firm No.122374W




CA Mangesh Kulkarni
Partner
M No.111094

UDIN: 23111094BGWYKK9264