R. O. HEDA & CO.

Chartered Accountants

Flat No. 5, 3rd Floor, Chandrapushpa Sankul, Beside HDFC Bank, Kalda Corner, New Shreya Nagar, Aurangabad – 431005
Phone : 0240 - 3552866, +91 - 9371656560 Email : carajeshheda@gmail.com

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Project Name	:	Chandramouli Pinnacle 2
Project Address	:	Plot No.31,32,33,34, Satara (CT), Aurangabad,431005
Promoter's Name	:	Chandramouli Properties
Promoter's Address	:	Plot No 27, "Chandramouli" Samrat Nagar, Aurangabad-431005
PAN	:	AARFC2247G
RERA Reg. No.	:	P51500048481

SUBJECT: Report on Statement of Accounts on project fund utilization & withdrawal by The Chandramouli Properties for the period from 01/04/2023 to 31/03/2024 with respect to MahaRERA Registration Number P51500048481.

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 THE CHANDRAMOULI PROPERTIES for the period 01/04/2023 to 31/03/2024 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	2,65,72,500/-	2,70,27,500/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act(1*2)	1,86,00,750/-	1,89,19,050/-
4.	Total amount deposited in the Designated Bank account	2,65,72,500/-	2,70,27,500/-
5.	% of Amount Deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6.	Excess deposit(3-4)	79,71,750/-	81,08,250/-

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 - Yes

If No, Please mention the amount not deposited.-N.A.

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B. Withdrawals:

		For this Fiscal year	Total for this project till date
1.	Opening balance of Designated Bank Account	34,035/-	-
2.	Total Deposits	2,66,76,500/-	2,70,27,500/-
3.	Total amount withdrawn	2,61,45,589/-	2,64,62,554/-
4.	Closing Balance	5,64,946/-	5,64,946/-

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 Properties \) 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.	
2.	

FOR R. O. HEDA & CO.

R. O. HEDA & CO. ★ CHARTERED ACCOUNTANTS ★ FRN. 133599W AURANGABAD

CHARTERED ACCOUNTANTS
[FIRM REGN.NO. 133599W]

RAJESHWAR O. HEDA
[PARTNER]
MEMBERSHIP NO.144252

UDIN : 24144252BKFMXJ3496

DATE : 07/10/2024
PLACE: CHH. SAMBHAJINAGAR

Agreed & Accepted By
Chandramouli Properties

Promoter