

**Annexure F****FORM 5 [see Regulation 4]****ANNUAL REPORT ON STATEMENT OF ACCOUNTS****CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 20/05/2023

To,

D.B. DEVELOPERSUnit No. 3 & 4, 3rd Floor XL Plaza

Near Jain Temple

IIT Main Gate Powai

Mumbai – 400076.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by D.B.Developers for the period 01st April, 2021 to 31st March, 2022 with respect to MahaRERA Regn. Number: **P51600017010**.

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. I have obtained all necessary information and explanation from the Promoter, during the course of our audit which in my opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed registers, books and documents and the relevant records of D.B. Developers for the period ended on 31.03.2022 and hereby certify that:

A. Deposits :

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	65,81,000	1,03,16,000
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	46,06,700	72,21,200

**MULUND OFFICE :**

B/101 & 102, 1st Floor,
Giriraj Apartment, N. S. Road,
Mulund (W) Mumbai - 400 080.

4.	Total amount deposited in the Designated Bank Account	65,81,000	1,03,16,000
5.	% of Amount deposited in Designated Bank Account [(4) / (1) * 100]	100%	100%
6.	Shortfall / Excess deposit (3-4)	19,74,300	30,94,800

Note: - 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 /No)

If No Please mention the amount not deposited

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	0	0
2.	Total Deposits	65,81,000	1,03,16,000
3.	Total amount withdrawn	65,81,000	1,03,16,000
4.	Closing Balance	0	0

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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)

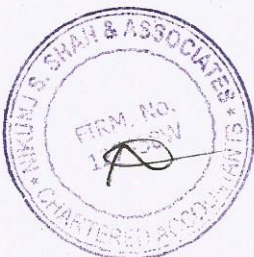
If No, Please provide the below details:-

Sr.No	Date of withdrawal	Amount of Excess Withdrawals
1.		

C. Utilisation

I certify that, the D.B.Developers 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:-

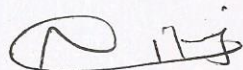


Sr.No	Date	Amount not utilized for Project Cost
1.		

D. Any Qualifications / Observations of CA

1	
2	
3	
4	

FOR Nikunj S Shah & Associates
Chartered Accountants
FRN: 127458W



(Nikunj S Shah)
(Proprietor)
M. No. 123176

Date: - 20th May, 2023
Place: -Thane

NIKUNJ S. SHAH
CHARTERED ACCOUNTANT
MEM. No. 123176

Agreed and Accepted By:
M/s D B Developers

For D. B. DEVELOPERS



Partners

Mr. Vivek Singh
Partner