



Saril Shah & Associates

Chartered Accountants

129/130, Abhyankar Towers, M. G. Road, Nashik – 422 001

Phone: (0253) 2571402, Email: sarilshah@gmail.com

FORM 5 ANNUAL REPORT STATEMENT OF ACCOUNTS

Date: 07/03/2024

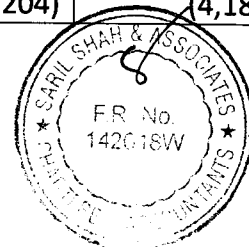
To,
Kalantri And Musale Realcon LLP
Shop No. 2, Building No. F/10.
Shreeram Kunj, Tigrania Road,
Dwarka, Nashik – 422011

Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by **KALANTRI AND MUSALE REALCON LLP (Balaji Park Project)** for the period from **01/04/2022** to **31/03/2023** with respect to MahaRERA Number **P51600023182**.

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. We have obtained all necessary information & explanation from the Promoter, 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 & Documents, and the relevant records of **KALANTRI AND MUSALE REALCON LLP** for the period ended **31/03/2023** and hereby certify that:

A. DEPOSITS

		For this Fiscal Year (In Rupees)	Total for this Project till date (In Rupees)
1	Total amount collected from allottees	71,04,000	14,49,31,858
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	49,72,800	10,14,52,301
4	Total amount deposited in the Designated Bank Account	54,71,004	14,32,98,862
5	% of Amount deposited in the Designated Bank Account $[(4) / (1) * 100]$	77.01%	98.87%
6	Shortfall / Excess Deposit (3-4)	(4,98,204)	(4,18,46,561)





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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

If No, then please mention the amount not deposited _____.

B. WITHDRAWALS

		For this Fiscal Year (In Rupees)	Total for this Project till date (In Rupees)
1	Opening balance of Designated Bank Account	25,96,297	24,36,177
2	Total Deposits	54,71,004	14,32,98,862
3	Total Amount Withdrawn	80,64,184	14,57,31,922
4	Closing Balance	3,117	3,117

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

C. UTILISATION

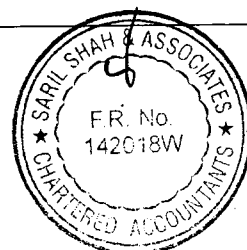
We certify that, **KALANTRI AND MUSALE REALCON LLP** has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act.

If no please provide the below details-

S. No.	Date	Amount not utilised for Project Cost

D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1	The promoter has maintained only one bank account for this project and is not splitting the amount received from customers in ratio of 70:30.
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Reference to Form 5 issued by previous Chartered Accountant is taken while preparing Form 5 for this period. The balance of bank accounts are reconciled accordingly.

Yours Faithfully,

For **SARIL SHAH & ASSOCIATES**

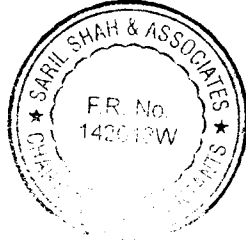
Chartered Accountants

FRN: 142018W

SARIL SHAILESH SHAH

Proprietor

Membership No.: 169759



UDIN: 24169759BKBJUQ7210

Agreed and Accepted by:

KALANTRI AND MUSALE REALCON LLP

PARTNER

Signature of Promoter

Name: **KALANTRI AND MUSALE REALCON LLP**

Partner: **MR. JITENDRA KANAIYALAL BORSANIYA**

Date: 07/03/2024