S T P & ASSOCIATES

Chartered Accountants

B-504, Bramha Complex, Sec 15, CBD Belapur, Navi Mumbai-400614

Certificate No. : STP/FY2122/317
Date issued : 22nd March, 2022

FORM 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
M/s, Mirador Construction Pvt Ltd,
301,302,303, Damji Shamji Corporate Square,
Laxmi Nagar, Ghatkopar East,
Behind Kanara Business Centre,
Mumbai - 400075.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by MIRADOR CONSTRUCTION PVT LTD (Promoter of the project "MIRADOR OASIS ESTATE PHASE 2") for the period from 18th August 2017 to 31st March 2018 with respect to MahaRERA Registration No. P51700008355.

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 Company, 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 **MIRADOR CONSTRUCTION PVT LTD (Promoter of the project "MIRADOR OASIS ESTATE PHASE 2")** for the period ended **31.03.2018** and hereby certify that:

i. **MIRADOR CONSTRUCTION PVT LTD (Promoter of project "MIRADOR OASIS ESTATE PHASE 2")** have completed -----**%** of the project titled "**MIRADOR OASIS ESTATE PHASE 2**" MahaRERA Registration No. **P51700008355** located at **Plot No. 32/3, Kukambhe, Shahapur, Thane, 421601**.

ii. Amount collected during the year (18th August 2017 to 31st March 2018) for this project is **Rs. 1,92,43,943/-** and amounts collected till date (31st March 2018) is **Rs. 1,92,43,943/-**

iii. Amount withdrawn during the year (18th August 2017 to 31st March 2018) for this project is **Rs. 1,92,43,943/-** and amount withdrawn till date (31st March 2018) is **Rs. 1,92,43,943/-**

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4. I certify that the **MIRADOR CONSTRUCTION PVT LTD (Promoter of the project "MIRADOR OASIS ESTATE PHASE 2")** utilized the amounts collected for **"MIRADOR OASIS ESTATE PHASE 2"** project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

Notes:

1. The amounts of collections and withdrawals are being considered from the date of registration of the project (i.e., 18th August 2017).
2. It has been observed that the company has not maintain separate RERA ac where all the collections relating to sold units should be received. Hence, all booking advances received for the period, irrespective of in which account it is received, have been considered as collections during the year.
3. The withdrawal amounts during the year are considered to be same as collection amounts as all the booking advances received during the year has been expended.
4. Due to lack of availability of certificates issued by Chartered Accountant, Architect & Engineer and other relevant records as maintained by the company, the percentage completion of the project as on **31st March 2018** could not be ascertained and hence considered to be blank.

Manish Lalitkumar Periwal

Digitally signed by Manish Lalitkumar Periwal
Date: 2022.03.22 16:54:17 +05'30'

CA Manish Periwal
S T P & Associates
Partner

Membership Number : 165405
UDIN : 22165405AFJGPO7400
Firm Reg. Number : 144629W