K. V. Bhat & Co.
Chartered Accountants

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

Date: 13-08-25

To,
Rustagi Estates Pvt Ltd

Add: Ground Floor, Atul baug, Kalyan Murbad Road

Near Saraswat Bank, Kalyan Murbad Road,

Syndicate, Kalyan (W)

PAN: AADCR7222B

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Rustagi Estates Pvt Ltd for the period from **April 2024 to March 2025** with respect to MahaRERA Regn. Number **P51700076932**

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 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 the prescribed registers, books and documents, and the relevant records of **Rustagi Estates Pvt Ltd** for the year ended March -25 and hereby certify that:

D. Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Total amount collected from allottees	25226100	25226100
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	17658270	17658270
4	Total amount deposited in the designated Bank Account	20633146	20633146
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	81.79	81.79
6	Shortfall/(Excess) Deposit (3-4)	(2974876)	(2974876)

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?
Ans: Yes

E. Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	20633146	20633146
3	Total amount withdrawn	20633146	20633146
4	Closing Balance	-	-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

Ans: Yes.

F. Utilisation:

We certify that, **Rustagi Estates Pvt Ltd,** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

F. Any Qualification /Observation:

No additional Qualification/observations

Yours Faithfully,
For K. V. Bhat & Co
Chartered Accountants
Firm Reg. No.101286W

Name: Kallya Vijayendra Bhat
Proprietor
Membership No.: 017173
Place: Mumbai
UDIN:

25017173BMLXWI3056

K. V. BHAT & CO. ★ CHARTERED ACCOUNTANTS ★
26/84, Unneetha R. A. Kidwai Road, Wadala, Mumbai-31 M. No. 17173

Agreed and Accepted by:
For Rustagi Estates Pvt Ltd
For RUSTAGI ESTATES PVT. LTD.

Director / Auth. Signatory

Director
Name: Sanjay Gupta
Date: 13-08-2025