

**MANISHA GERELLA****Chartered Accountant**

201, Olympya 2 Bldg, Reliance Residency Nx, Behind Shiv Mandir, Ambarnath East - 421501

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FORM-5

(See Regulation 4)

ANNUAL REPOT ON STATEMENT OF ACCOUNTS**CHARTERED ACCOUNTANT'S CERTIFICATE**

To,
KGI REALTY PRIVATE LIMITED
(Through its Director Sonu Anil Hotchandani)
RERA Project Name : KOHINOOR EDEN B5
MahaRERA Registration Number P51700077032
Mezzanine Floor, Sagarika Apt.,
Near Ghee Dry fruits, Opp Regency Hotel,
Chopda Court, Ulhasnagar – 421003.

Date : 30th Sept, 2025

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the KGI REALTY PVT LTD for the period from 01st April 2024 to 31st March 2025 with respect to MahaRERA Regn. Number P51700077032.

- 1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & 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 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 register, books and documents, and the relevant records of KGI REALTY PVT LTD for the period ended 31st March, 2025 and hereby certify that :

A. Deposits :

Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
1	Total amount collected from Allottees	1,74,09,528	1,74,09,528
2	% of amount to be deposited as per the Act	70.00%	70.00%
3	Amount to be deposited as per the Act (1*2)	1,21,86,670	1,21,86,670
4	Total amount deposited in the designated bank Account	1,21,86,670	1,21,86,670
5	% of amount deposited in the designated bank Account (4/1*100)	70%	70%
6	(Shortfall) / Excess Deposit (3-4)	0	0

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 the allottees of the project units, as specified in the act, deposited in the designated RERA bank account ? (Yes/No) : **Yes**

If no please mention the amount not deposited

B Withdrawals :

Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
1	Opening Balance of designated bank account	-	-
2	Total Deposits	4,61,80,000	4,61,80,000
3	Total Amount withdrawn	4,58,00,920	4,58,00,920
4	Closing Balance	3,79,080	3,79,080

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period ? (Yes/No) : **Yes**

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals
N.A	N.A	N.A

C Utilisation :

We certify that the **KGI REALTY PVT LTD** has utilized the amount withdrawn from designated bank account towards project cost only, as specified in the act. (Yes/No) : **Yes**

If No, Please provide the below details -

Sr. No.	Date	Amount not utilized for the project cost
N.A	N.A	N.A

D Any qualification / observations by CA :

Sr. No.	Qualification / Observation
1	
2	
3	
4	

**Agreed & Accepted by
For KGI Realty Private Limited**

Sonu
Anilkumar
Hotchandani

**Sonu Hotchandani
Director**

Date : 30.09.2025

Digitally signed by Sonu Hotchandani
DN: cn=Sonu Hotchandani
o=KGI REALTY PVT LTD, ou=KGI REALTY PVT LTD, email=sonu.hotchandani@kgirealty.com, postalCode=400001, serialNumber=664847b461b67ba20e8d00, c=IN

Yours faithfully,

**PIAA VIKAS
KAMRA**

Digitally signed by PIAA VIKAS KAMRA
DN: cn=IN, o=Personal, title=7980,
2.5.4.20=144130846150c211994ecbdeb9
f7961121500499999e35cabcc5ee6d25565
, postalCode=421501, st=Maharashtra,
serialNumber=664847b461b67ba20e8d00
d5880ffa7aba5383795844bba39d15e13c
c7cec, cn=PIAA VIKAS KAMRA
Date: 2026.05.20 14:18:15 +05'30'

**CA Manisha Gerella
M. no. 605642**

UDIN no. : 261509990ONLON7748

Place : Ulhasnagar

Date : 30.09.2025