

Annexure F

FORM 5

(See Regulation 4)

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY / FIRM)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANTS CERTIFICATE (On Letter Head)

Date :- 29/11/2024

To,

M/S. DENSITY REALTY PRIVATE LIMITED,
Shop 6, Anand Shopping Centre Gaushala Lane,
Malad East, Mumbai City, Mumbai,
Maharashtra, India, 400064.

SUBJECT: - Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s. DENSITY REALTY PRIVATE LIMITED for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn Number P51800019791 having Project Named "MAGIC SQUARE".

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) Rule, 2017.
2. We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose if this certificate.
3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended 31/03/2023 and hereby certify that:

A. Deposits :-

Sr No.	Particulars	For this Fiscal Year 2022-23	Total for this project till date (Post RERA Registration) (From 01/02/2018 to 31/03/2023)
1.	Total amount collected from allottees	Rs. 14,39,69,879/-	Rs. 39,66,81,373/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	Rs. 10,07,78,915/-	Rs. 27,76,76,961/-
4.	Total amount deposited in the Designated Bank Account	Rs. 14,39,69,879/-	Rs. 39,66,81,373/-

1 | Page

5.	% of Amount deposit in Designated Bank Account [(4)/(1)*100]	70%	70%
6.	Shortfall / Excess deposit (3-4)	Rs. (4,31,90,964)/-	Rs. (11,90,04,412)/-

Amount collected / deposited at Sr. No. 1 & 2, shall includes 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) Yes

If No, Please mention the amount not deposited.

B. Withdrawals

Sr No.	Particulars	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	Rs. 15,905/-	0
2.	Total Deposits	Rs. 17,86,62,630/-	Rs. 71,87,10,021/-
3.	Total amount withdrawn	Rs. 17,80,96,998/-	Rs. 71,81,28,483/-
4.	Closing balance	Rs. 5,81,537/-	Rs. 5,81,537/-

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): Yes

If No. Please provide the below details:-

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

C. Utilisation

We certify that, the M/s Density Realty Private Limited has utilized the amounts withdrawn from designated bank account towards projects cost only, as specified in the act.

If No, please provide the below details:- NA

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



D. Any Qualifications / Observations of CA:

1.	Account Number 0461001011547 maintained with Cosmos Co-operative Bank Limited, Malad East Branch is considered as RERA Designated Bank Account.
2.	Total Deposits and Total Withdrawals as mentioned in 3B above includes Capital Payments and Receipts.
3.	
4.	

Yours Faithfully,



Name of the Signatory: CA Nitin Gada

Partner of Nitin Gada and Co. (Chartered Accountants)

FRN: 118925W

Membership No.: 103784

UDIN: 24103784BKBNBB6533

Place: Mumbai

Date: 29/11/2024

Agreed and Accepted by:

For Density Realty Private Limited,



Vijay Dhirubhai Chauhan,

Director

DIN: 07898537.