KHAKHAR & CO.

CHARTERED ACCOUNTANTS

CA NIMISH A. KHAKHAR
B.COM., F.C.A., DISA

Form 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT CERTIFICATE

To ,
PTR Universal
406, 4th Floor, La Magasin, Near Poddar School, S V Road, Santacruz West, Mumbai – 400 054

SUBJECT : Report on Statement of Account on project Shikhar by M/s PTR Universal for the period from to 08/08/2023 with respect to MahaRERA Registration Number P51800020732.

1. This certificate is issued in accordance with the provision of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Project, 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 Promoter, 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 document, and the relevant records of M/s PTR Universal and hereby certify that:

A. Deposits :

		For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	-	-
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per (1*2)	-	-
4	Total amount deposited in the Designated bank account	-	50,000
5	% of Amt. deposited in Designated bank account [4/1*100]	0%	0%
6	Shortfall / Excess deposit (3-4)	-	-

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

Has the required proportion of money collectcd from allottees of the project units, as specificd in the act, deposited in the Designated RERA Bank Account? Project was done with own funds only . No sale as on date of the certificate.
If No. Please mention the amount not deposited.- Not applicable

B. Withdrawals

		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	50,000	50,000
2	Total Deposits	-	-
3	Total amount withdrawn	50,000	50,000.00
4	Closing Balance	-	-

As specified in the Act, All the amounts withdrawn duriug the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the, reportirrg period? (Yes)
If No. Please provide the belorv details :-

S. No.	Date of Withdrawal	Amount of Excess Withdrawals
1	22/05/2023	NIL

C. Utilisation
I certify that, the M/s PTR Universal has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.
If No. Please provide the below details :- N.A.

S. no.	Date	Amount not utilised for Project Cost
1		NIL

D. Any Qualifications / Observations of CA

1.	The project was done and completed with own funds only.
2.	There is no sale of apartment as on the date of the certificate
3.	
4.	

Agreed and accepted by:
For PTR Universal

Partner

KHAKHAR & CO. M. No. 110918 Chartered Accountants

Yours faithfully,
FOR KHAKHAR & CO
CHARTERED ACCOUNTANTS

Nimish Khakhar
Proprietor
M.No: 110918
Place: Mumbai
Date: 8th August, 2023
UDIN:

101, "Ashiana", 11th Road, T.P.S. III, Opp. B.M.C. Hospital, Santacruz (East), Mumbai - 400 055.
✆ **Tel.: (022) 2610 2465 / 26116901 / Email : nimish@khakharco.com**