S. B. ROHRA & Co.
CHARTERED ACCOUNTATNS

Office No 8, 1st Floor, GNP Galaxy, Phase II, Near Sai Baba Mandir, Ambernath- 421501
Contact: 9960810784/7770092168 Email: sbrohra2015@gmail.com

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
PUNEET BUILDERS,
401, Tulsi Chambers,
Teen Petrol Pump,
L.B S Marg, Thane West -400602

Subject: - Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by Puneet Builders ('Firm') for the period from 01st April 2022 to 31st March 2023 with respect to MahaRERA Registration no. P51800020753 (Project Puneet Prime Phase 2 Floor 3 to Floor 16)

1. This Report 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) (hereafter referred to as 'the Act')

2. We have obtained all necessary information and explanations from the Firm, during our audit, which in our opinion are necessary for the purpose of this report.

3. We hereby confirm that we have examined the relevant registers, books and documents, and other records of the Firm for the year ended March 31, 2023, and hereby certify that

A. Deposits

Amount in Rs

Sr.No.	Particulars	01st April 2022 - 31st March 2023	Total for this project till date
1	Total amount collected from allottees	10,51,75,068	32,63,31,410
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per act (1*2)	7,36,22,547	22,84,31,987
4	Total amount deposited in the Designated Bank Account	7,65,02,415	21,07,47,016
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	73%	65%
6	Shortfall/(Excess) deposit (3-4)	(28,79,868)	1,76,84,971

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes and net of tax deducted at source specified under Income Tax Act 1961.

S. B. ROHRA & CO. Firm Reg. No. 140304W Chartered Accountants

S. B. ROHRA & Co.
CHARTERED ACCOUNTATNS

Office No 8, 1st Floor, GNP Galaxy, Phase II, Near Sai Baba Mandir, Ambernath- 421501
Contact: 9960810784/7770092168 Email: sbrohra2015@gmail.com

To maintain the audit trial, the company has employed system of depositing the entire amount received from allotment/sale of units in the project to separate collection accounts, whereby the amount to the extend of 70% are further deposited into Separate Account (designated under RERA) and balance into the company's Escrow Account. However, there was an unintentional delay in opening the Designated RERA Bank Account and all the collections before opening the account were routed through current account of the Company.

B. Withdrawals

Amount in Rs

Sr.No.	Particulars	01st April 2022 - 31st March 2023	Total for this project till date
1	Opening Balance of Designated Bank Account	2,80,000.00	-
2	Total deposits	7,65,02,415	21,07,47,016
3	Total amount withdrawn	7,66,40,178	21,06,04,779
4	Closing Balance	1,42,237	1,42,237

As specified in the Act, amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form l, Form 2 and Form 3 issued submitted by the company during the period ended 31st March 2023.

C. Utilisation

The Promoter Puneet Builder has utilized the amounts withdrawn from the Designated RERA Bank Account towards project cost as specified in the act.

4. This report should be read in conjunction with Annexure I below which forms an integral part of the report.

For SB Rohra & Co.
Chartered Accountants
Firm Registration Number: 140304W

S. B. ROHRA & CO. Reg. No. 140304W Chartered Accountants

Sapna B Rohra
Proprietress
Membership Number: 152426
UDIN: 23152426BGYZCU8724
Place: Ambernath
Date: 30th September, 2023

S. B. ROHRA & Co.
CHARTERED ACCOUNTATNS

Office No 8, 1st Floor, GNP Galaxy, Phase II, Near Sai Baba Mandir, Ambernath- 421501
Contact: 9960810784/7770092168 Email: sbrohra2015@gmail.com

Annexure I - Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Puneet Builders ('Firm') for the period from 01st April 2022 to 31st March 2023 with respect to MahaRERA Registration no. P51800020753 (Project Puneet Prime Phase 2 Floor 3 to Floor 16)

I. This certificate is issued in accordance with the terms of our correspondence.

II. The affirming Statement of Accounts on project fund deposit, utilization and withdrawal by the Firm for the period from 01st April 2022 to March 31, 2023 with respect to MahaRERA Registration No. P51800020753 (Project Puneet Prime Phase 2 Floor 3 to Floor 16) (hereinafter the "Statement or Annexure II"), which we have signed for identification purposes only, has been prepared by the Firm- for submission to Maharashtra Real Estate Regulatory Authority pursuant to the requirements of 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) (hereafter referred to as 'the Act').

Management's Responsibility

III. 1. Preparation of the Statement including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation, and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

2. Complying with the Act and other applicable rules/regulations/notifications/circulars issued thereon from time to time

Auditor's Responsibility

IV. Pursuant to the requirements of the Act, our responsibility is to express a limited assurance whether in respect of Project – 'Puneet Puneet Prime Phase 2 Floor 3 to Floor 16'

a. The details of amount collected from allotees, deposit in and withdrawal from Designated RERA Bank Account have been accurately extracted from the books of accounts, bank statements and other relevant records underlying the audited standalone financial statements of the Firm as at and for the year ended March 31, 2023;

b. The required proportion of money collected from allotees of the project units, as specified in the Act, has been deposited in the Designated RERA Bank Account;

S. B. ROHRA & CO. Firm Reg. No. 140304W Chartered Accountants

S. B. ROHRA & Co.
CHARTERED ACCOUNTATNS

Office No 8, 1st Floor, GNP Galaxy, Phase II, Near Sai Baba Mandir, Ambernath- 421501
Contact: 9960810784/7770092168 Email: sbrohra2015@gmail.com

c. The amounts withdrawn during the financial year from Designated RERA Bank Account were within the withdrawal limit certified as per Form 3 submitted by the Firm to Maharashtra Real Estate Regulatory Authority; and

d. The firm has utilised the amounts withdrawn from Designated RERA Bank Account towards the project cost only as specified in the Act.

V. The standalone financial statements as at and for the year ended March 31, 2023, have been audited by B. Devraj & Company, on which they have issued an unmodified audit opinion vide our report dated 30-09-2023. The audit of these financial statements was conducted in accordance with the Standards of Auditing, issued by the Institute of Chartered Accountants of India, as specified under Section 143(10) of the Companies Act, 2013. Those standards require that they should comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

VI. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised) issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

VII. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

VIII. The procedures performed vary in nature and timing from, and are less extent than for, a reasonable assurance and consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. We have performed the following procedures in relation to the Statement:

a. Verified the Project Name, Registration Number, and Location of the Project from Project Registration Certificate - Form C dated 10/05/2019 issued by the Maharashtra Real Estate Regulatory Authority.

b. Traced and agreed the amount collected from allotees, deposit in and withdrawal from Designated RERA Bank Account to the books of accounts and other relevant records underlying the audited standalone financial statements as at and for the year ended March 31, 2023.

c. Traced and agreed the eligible amount of withdrawal from the Designated RERA Bank Account to Form 3 submitted by the Firm to Maharashtra Real Estate Regulatory Authority during the financial year ended March 31, 2023.

S. B. ROHRA & CO. Firm Reg. No. 140304W Chartered Accountants

S. B. ROHRA & Co.
CHARTERED ACCOUNTATNS

Office No 8, 1st Floor, GNP Galaxy, Phase II, Near Sai Baba Mandir, Ambernath- 421501
Contact: 9960810784/7770092168 Email: sbrohra2015@gmail.com

d. The management has represented to us that the amount withdrawn from the Project has been specifically used only for the purpose of the Project. We have relied on the said information and accordingly, have not performed any procedures in respect of the same.

e. Verified the arithmetical accuracy of the Statement.

f. Performed necessary inquiries with the Firm's management and obtained necessary representations from the Firm's management.

Conclusion

IX. Based on our examination, information, explanations and representations received from the Firm's management, as set out in Annexure II, and the work performed as set out in paragraph 4 above, we have issued a certificate enclosed in the attached Annexure I.

Restriction on Use

X. The Report is addressed to and provided to the Board of Directors of the Firm solely in connection with the purpose mentioned in para II above and is not to be used or referred to for any other purpose or distributed to anyone other than submission to the Maharashtra Real Estate Regulatory Authority. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior consent in writing.

For SB Rohra & Co.
Chartered Accountants
Firm Registration Number: 140304W

S. B. ROHRA & CO. Firm Reg. No. 140304W Chartered Accountants

Sapna B Rohra
Proprietress
Membership Number: 152426
UDIN: 23152426BGYZCU8724
Place: Ambernath
Date: 30th September, 2023