

Form 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To
Alag Property Constructions Pvt. Ltd.
6, BPS Plaza,
Devidayal Road, Near Bus Depot,
Mulund (West) - 400080.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Alag Property Constructions Pvt. Ltd. (promoter of the project "Alag Capital")** for the period from **01/04/2019 to 31/03/2020** with respect to MahaRERA Regn Number - **P51800020773**.

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 Promoter, during the course of our audit, which in our opinion are necessary for this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents and the relevant records of **Alag Property Constructions Pvt. Ltd. (promoter of the project "Alag Capital")** for the period ended **31/03/2020** and hereby certify that:

A. Deposits:

S. No.	Particulars	Financial Year 2019-20	Till date i.e. (31/03/2020)
1	Total amount collected from allottees	2,08,37,145	2,47,97,145
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	1,45,86,002	1,73,58,002
4	Total amount deposited in the Designated Bank	3,17,10,000	3,17,10,000
5	% of amount deposited in the Designated Bank Account [(4)/(1)*100]	152.18%	127.88%
6	Shortfall/Excess deposit (3-4)	(1,71,23,999)	(1,43,51,999)



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Mumbai - 400010



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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 allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? **Yes, Excess deposit in designated RERA Account is due to certain unsecured loans been accepted in RERA Master collection Account.**

If No, Please mention the amount not deposited.

B. Withdrawals:

S. No.	Particulars	Financial Year 2019-20	Till date i.e. (31/03/2020)
1	Opening Balance of Designated BankAccount	-	-
2	Total Deposits	3,17,10,000	3,17,10,000
3	Total Amount withdrawn	3,17,00,000	3,17,00,000
4	Closing Balance	10,000	10,000

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)

If No, please provide the below details:-

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1		

C. Utilisation:

We certify that, **Alag Property Constructions Pvt. Ltd.** 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:-

S. No.	Date	Amount not utilized for Project Cost
1	Refer Observation No. 3	



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D. Any Qualifications/Observations of CA:

1	The project's commencement date is established in accordance with the RERA Certificate issued by MahaRERA, dated May 09th, 2019.
2	The Total funds collected from allottees have been derived from the unaudited books of accounts, as presented by the management of the promoter. On a comprehensive assessment of the promoter's books of accounts, it has come to light that the promoter is adhering to the stipulation of maintaining a distinct Designated RERA Bank account for the project in HDFC Bank bearing account number 50200040577363, as mandated by Section 4(2)(I)(D) of the Act.
3	As per self-certification obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only. However, it is not possible for us to verify the end use of funds withdrawn from designated bank account on one-to-one basis since the requisite record for such verification is not available with us. But while certifying on utilization, we have relied on the expenditure as per books of accounts produced before us which shows that the expenditures incurred on the project are more than total amount collected till the end of the period on cumulative basis.

For M/s N B Sayed & Associates
Chartered Accountant
FRN :-161797W

NUSRAT
BANU SAYED

Digitally signed by
NUSRAT BANU SAYED
Date: 2025.01.04
15:48:18 +05'30'

For Alag Property Constructions Pvt. Ltd.



CA Nusrat Banu Sayed
M.No. 631662
Date : 04-01-2025
Place: Mumbai
UDIN :- 25631662BMIMTU3686

Project Name - Alag Capital

Annexure A (Reasons for Shortfall/(Excess Deposits) In Designated RERA Account.

Particulars	Financial Year 2019-20	Till date i.e. (31/03/2020)
	Shortfall / Excess Deposit (70%)	Shortfall / Excess Deposit (70%)
A. Other than Customer Receipts deposited in Master Collection Account.		
	(3,76,40,999)	(3,76,40,999)
Sub-Total(A)	(3,76,40,999)	(3,76,40,999)
B. Receipts from Customer in Current Account.		
	2,17,70,000	2,49,20,000
Sub-Total(B)	2,17,70,000	2,49,20,000
C. Pass through Charges, Indirect Taxes adjusted against advances received in Master Collection Account		
	(12,53,000)	(16,31,000)
Sub-Total(C)	(12,53,000)	(16,31,000)
Total Shortfall / Excess Deposit (70%) (A+B+C)	(1,71,23,999)	(1,43,51,999)