Annexure F
FORM 5
KHUSHAL BHEDA & Co.
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To.
The Dr. Niranjan L Hiranandani

SUBJECT : Report on Statement of Accounts on project fund deposits utilization and withdrawal by [Promoter) for the period from 1st April 2022 to 31st March 2023 with respect to MahaRERA Regn Number P51800021706

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. I/We have obtained all necessary information and explanation from the Promoter, during thc course of our audit. which in my/our opinion are necessay for the purpose of this certificate.

3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended 31st March 2023 and hereby certify that:

A. Deposits

		For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	7,00,40,591	54,50,36,946
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act 1 *2	**4,90,28,414**	**38,15,25,862**
4	Total amount deposited in the Designated Bank Account	4,95,24,860	38,03,90,160
5	% of Amount deposited in Designated Bank Account (4 /(1)*100	71%	70%
6	Shortfall/Excess deposit (3-4)	**-4,96,446**	**11,35,702**

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 / No)

If No. Please mention the amount not deposited.

S.NO.	Date	Amount Not Deposited in Designated Bank Account
1		

KHUSHAL R. BHEDA
M. No. 109369
CHARTERED ACCOUNTANT

B. Withdrawals

		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	1,82,65,300	-
2	Total Deposits	4,95,24,860	38,03,90,160
3	Total amount withdrawn	4,14,00,000	35,40,00,000
4	Closing Balance	2,63,90,160	2,63,90,160

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

I We certity that, the Dr. Niranjan L Hiranandani 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 utilised for Project Cost
1		

D. Any Qualifications / Observations of CA

1	Full Amount withdrawn from RERA Designated account as Occupation Certificate of Project has been received on 13th June 2022
2	
3	
4	

Agreed and Accepted by:

Signature of Promoter
Name: Kamal N Hiranandani
Date: 02.08.2023

Yours Faithfully,

KHUSHAL R. BHEDA * M. No.109369 * CHARTERED ACCOUNTANT

Signature of Chartered Accountant
UDIN : 23109369BGREXN1014
Membership Number : 109369
Name : KHUSHAL BHEDA & Co.
Date: 02.08.2023