



FORM-5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNT
CHARTERED ACCOUNTANTS CERTIFICATE

Date: 11/08/2023

To, LABH ENTERPRISES
503, EXIMLINK OPP INDIRA CONTAINER YARD
MULUND GOREGAON LINK ROAD,
NAHUR WEST MUMBAI - 400078

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s LABH ENTERPRISES** for the project **SUKESH** for the period from **01.04.2022 to 31.03.2023** with respect to MahaRERA Registration Number P51800022016

- 1 This certificate is issued in accordance with provisions of the real Estate (Regulation and dev.) Atc.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 company, during the course of our audit, which in my /our opinion are purpose of this certificate.
- 3 I/ We hereby confirm that I/we have examined the prescribed register, books and documents, and the relevant records of **M/s LABH ENTERPRISES for the project SUKESH** for the period ended **31.03.2023** and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this Project till date
1	Total amount collected from allottees	9,09,49,718	23,18,60,620
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	6,36,64,803	16,23,02,434
4	Total amount deposited in Designated Bank Account	6,36,64,907	16,36,74,240
5	% of Amount deposited in Designated Bank A/c [(4)/(1)*100]	70%	71%
6	Shortfall/Excess deposited (3 - 4)	(104)	(13,71,806)

Note:-

- 1.Sum of Rs.3915000/- was received under the separate account which were returned to the allottees.
- 2.Total amount collected from allottees are including of Taxes, as promoter has not maintained separate pass through account for the 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
If No. Please mention the amount not deposited	NA



B. Withdrawals

Sr. No.	Particulars	For this Fiscal Year	Total for this Project till date
1	Opening Balance	9,46,482	-
2	Deposits	6,36,64,907	16,36,74,240
3	Withdrawals	5,77,69,696	15,68,32,547
4	Closing Balance	68,41,693	68,41,693

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, 2 and 3 issued during the reporting period ?	Yes
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If No, Please provide the below details:-

Sr. No.	Date of Withdrawal	Amount of excess Withdrawals
NA	NA	NA

C. Withdrawals

We certify that, the M/s LABH ENTERPRISES 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:-

Sr. No.	Date	Amount not utilised for Project Cost
NA	NA	NA

D. Any Qualification / Observation of CA

1	Sum of Rs.3915000/- was received under the separate account which were returned to the allottees.
2	Total amount collected from allottees are including of Taxes, as promoter has not maintained separate pass through account for the taxes.
3	Audit of IDBI Account No 0587102000013448

Yours Faithfully

For VELANI & POKAR

FRN 127525W

Ramesh D Pokar

Ramesh D Pokar

Mem. No 122505

Date : 11/08/2023

UDIN No. 23122505BGPHRM6870



Agreed and Accepted by:

For LABH ENTERPRISES

For M/s. LABH ENTERPRISES

Partner/Author

PARTNER

Partner/Author.