

R R Kabra & Birla.
CHARTERED ACCOUNTANTS

✉ 43, 3rd Floor, Navyug House, Old Hanuman Lane, Mumbai-02 ☎ 7977437650.

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To

M/s. Newone Constructions Private Limited,
7th Floor, S-14 Solitaire Corporate Park,
Andheri Ghatkopar Link Road, Chakala,
Andheri East, Mumbai
Maharashtra-400093

SUBJECT: Report on Statement of Accounts on project fund deposit. utilization and withdrawal by Newone Constructions Private Ltd for the period from 01st April 2022 to 31st March 2023 with respect to MahaRERA Regn Number P51800021913 - Project "**Satellite Elegance**"

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 Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Newone Constructions Private Limited for the period ended 31 March 2023 and hereby certify that:

A. Deposits

		For this fiscal year (Rs.)	Total for this project till date (Rs.)
1	Total amount collected from allottees	51,44,57,511	142,64,16,514
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 *2)	36,01,20,258	99,84,91,560
4	Total amount deposited in the Designated Bank Account	36,01,04,234	99,84,75,356
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	70%	70%
6	Shortfall/Excess deposit (3-4)	-16,024	-16,024

Note: Amount collected/deposited at Sr. No. 1 & 2, excluding 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

B. Withdrawals

		For this fiscal year (Rs.)	Total for this project till date (Rs.)
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	36,01,04,234	99,84,91,560
3	Total amount withdrawn	36,01,04,234	99,84,91,560
4	Closing Balance	-	-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

If No, Please provide the below details:-

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

C. Withdrawals

We certify that, the Newone Constructions Private Limited has utilized the amounts withdrawn from designated bank account towards project cost only. as specified in the act.

D. Any Qualifications / Observations of CA

1.	Collections figures are net of cancellation.
2.	Total receipts as per Form-3 is Rs. 142,64,16,514/- whereas per collection account it is Rs.143,22,10,786/- leading to difference of Rs.57,94,272/-. This difference is attributable towards flat booking received and cancelled till March 31, 2023.

**For R R Kabra & Birla
Chartered Accountants**



**CA Shailesh N Oza
M. No. – 156204
FRN. – 0126333W
UDIN - 23156204BGSWZY9838
Date – 06, October 2023
Place: Mumbai**

**Agreed and Accepted by
Promotor
Newone Constructions Private Limited**



**Authorised Signatory
Ankur Jain
Date:**