

N B P & CO.

NILESH B.PATEL
B.Com., F.C.A.

CHARTERED ACCOUNTANTS Mob.: 9870794821

14/A/1.EskayApt.,SaibabaNagar, Borivali(West),Mumbai -400 092.

E-mail: nileshpatel05@gmail.com

Date: 05/04/2023

To,
Poonam Housecon Private Limited,
502, 5th Floor, Shah Trade Centre,
Rani Sati Marg,
Malad East, Mumbai - 400092

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Poonam Housecon Private Limited for the period from 01/04/2021 to 31/03/2022 with respect to MahaRERA Regn. Number P51800024202.

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 my/our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of Poonam Housecon Private Limited for the period ended 31/03/2022 and hereby certify that:



A. Deposits:

Sr. No.	Particulars	For this Fiscal year [01.04.2021 to 31.03.2022]	Total for this project till Date[27.01.2020 to 31.03.2022]
1.	Total amount collected from allottees	29,78,26,366	44,55,97,278
2.	% Amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1 * 2)	20,84,78,456	31,19,18,095
4.	Total amount deposited in the Designated Bank Account	31,87,57,472	44,55,97,278
5.	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	107.03%	100%
6.	Shortfall/(Excess) deposit (3 - 4)	(11,02,79,016)	(13,36,79,183)

B. Withdrawals :

Sr. No.	Particulars	For this Fiscal year [01.04.2021 to 31.03.2022]	Total for this project till Date[27.01.2020 to 31.03.2022]
1.	Opening Balance of Designated Bank A/c	1,89,01,913	0
2.	Total Deposits	31,87,57,472	44,55,97,278
3.	Total amount withdrawn	31,82,99,611	42,62,37,504
4.	Closing Balance of Designated Bank A/c	1,93,59,774	1,93,59,774

C. Utilisation :

We certify that, the firm has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.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. The Withdrawals from RERA designated bank account were made without filing Form no.3. However, the utilisation for the project had been more than the withdrawals from the bank account.
2. On certain deposits, there are no nexus between deposits in designated bank account and 70% collections from allottees. Similarly on certain withdrawals from designated bank account, there are no nexus between withdrawals and utilisation for the project. However the deposits in designated



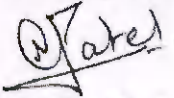
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bank account had been more than 70% of the collections due from allottees at all time. Similarly, the investment (Utilisation) in the project had been more than the withdrawals made from designated bank account.

Yours Faithfully,

For N B P & Co
Chartered Accountants
Firm Registration No.135790W



CA Nilesh B. Patel
(Proprietor)
Membership No: 153097
Place: Mumbai
Date : 05/04/2023
UDIN:23153097BGWNJS6431



Agreed and Accepted by

For Poonam Housecon Private Limited

Signature of Director
Name: Manoj Lalchand Singh
Date: 05/04/2023

