

N B P & Co.

CHARTERED ACCOUNTANTS | Mob. : 9769229531

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

C-27, Plot No. 311, Akshay CHSL, RSC 28, Sector 3, Charkop, Kandivali (West), Mumbai 400 067

E-mail : nileshpatel05@gmail.com

Date: 19/02/2024

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 01/04/2022 to 31/03/2023 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. I 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. I 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 31/03/2023 and hereby certify that:



(Handwritten signature)



A. Deposits:

Sr. No.	Particulars	For this Fiscal year [01.04.2022 to 31.03.2023]	Total for this project till Date[27.01.2020 to 31.03.2023]
1	Total amount collected from allottees	40,58,03,428	82,33,83,750
2	% Amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 * 2)	28,40,62,400	57,63,68,625
4	Total amount deposited in the Designated Bank Account	38,60,53,428	78,97,62,250
5	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	95.13%	95.92%
6	Shortfall / (Excess) deposit (3 - 4)	(10,19,91,028)	(21,33,93,625)

B. Withdrawals :

Sr. No.	Particulars	For this Fiscal year [01.04.2022 to 31.03.2023]	Total for this project till Date[27.01.2020 to 31.03.2023]
1	Opening Balance of Designated Bank A/c	1,93,59,774	-
2	Total Deposits	42,54,42,149	87,07,04,146
3	Total amount withdrawn	42,31,65,082	84,90,67,305
4	Closing Balance of Designated Bank A/c	2,16,36,841	2,16,36,841

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We certify that, the firm has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.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. Reconciliation between total amount deposited in the Designated Bank Account as per pt. 4 of Table A and total deposits as per pt. 2 of Table B is as follows :



Particulars		For this Fiscal year [01.04.2022 to 31.03.2023]	Total for this project till Date[27.01.2020 to 31.03.2023]
	Amount Deposited as per Table A	38,60,53,428	78,97,62,250
Add	Deposits from Current Bank Accounts and Other Receipts	17,38,721	82,63,344
Add	Advance collected from allottees and cancelled subsequently	3,76,50,000	7,26,78,552
	Total Deposits as per Table B	42,54,42,149	87,07,04,146

Yours Faithfully,

For NBP & Co.
Chartered Accountants
Firm Registration No.135790W



Nilesh B. Patel

CA Nilesh B. Patel
Membership No: 153097
Place: Mumbai
Date : 19/02/2024
UDIN:24153097BKFICW6213

Agreed and Accepted by
For Poonam Housecon Private Limited

Manoj Lalchand Singh

Signature of Director
Name: Manoj Lalchand Singh
Date: 19/02/2024

