

NBP & Co.

CHARTERED ACCOUNTANTS | Mob. : 98707 94821

C-27, Plot No. 311, Akshay CHSL, RSC 28, Sector 3, Charkop, Kandivali (West), Mumbai 400 067
E-mail : nileshpatel05@gmail.com

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

Date: 13/12/2024

To,

Poonam Housecon Private Limited,

502, 5th Floor, Shah Trade Centre,

Rani Sati Marg,

Malad East, Mumbai - 400097

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Poonam Housecon Private Limited** for the period from 01/04/2023 to 31/03/2024 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 31/03/2024 and hereby certify that:



A. Deposits:

Sr. No.	Particulars	For this Fiscal year [01.04.2023 to 31.03.2024]	Total for this project till Date[27.01.2020 to 31.03.2024]
1	Total amount collected from allottees	55,04,29,154	1,39,37,52,448
2	% Amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 * 2)	38,53,00,408	97,56,26,714
4	Total amount deposited in the Designated Bank Account	55,04,29,154	1,39,37,52,448
5	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	100 %	100 %
6	Shortfall/(Excess) deposit (3 - 4)	(16,51,28,746)	(41,81,25,734)

B. Withdrawals :

Sr. No.	Particulars	For this Fiscal year [01.04.2023 to 31.03.2024]	Total for this project till Date[27.01.2020 to 31.03.2024]
1	Opening Balance of Designated Bank A/c	2,16,36,841	-
2	Total Deposits	62,06,35,083	1,49,13,39,229
3	Total amount withdrawn	54,65,30,329	1,39,55,97,634
4	Closing Balance of Designated Bank A/c	9,57,41,595	9,57,41,595

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We certify that, the firm has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.



1. 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 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.
2. There is mismatch between "Total amount deposited in designated bank A/c" as per pt. 4 of Table A in comparison with "Total deposits" as per pt. 2 of Table B, on account of deposits made into designated bank A/c, other than those collected from allottees, as follows :-

Advance from Allottees (pt. 4 of Table A)	1,39,37,52,448
Amount deposited and returned back to allottees	5,85,91,980
Deposits from current account and other receipts (pt. 2 of Table B)	3,89,94,801
Total	1,49,13,39,229

3. The entity has not maintained any separate Master Collection A/c with respect to advances collected from allottees. The same is directly deposited into the Designated Rera Bank A/c and subsequently withdrawn from there.
4. There is a mismatch between amount collected from allottees as certified under Table 'C' in comparison with amount received in Designated Rera Bank Account as per Table 'E', which is on account of Tax Deduction by allottees at the time of making payment and credit in entity's bank account.

Yours Faithfully,

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



[Signature]

CA Nilesh B. Patel
(Partner)

Membership No: 153097
Place: Mumbai
Date : 13/12/2024
UDIN:24153097BKFIGW6558

Agreed and Accepted by

For Poonam Housecon Private Limited

[Signature]



Signature of Director
Name: Manoj Lalchand Singh
Date: 13/12/2024