V. K KANHERE & CO.
CHARTERED ACCOUNTANTS

4, Dwarka, Shastri Hall,
J. Dadaji Road, Mumbai – 400 007
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Dr. VISHNU KANHERE B COM. (HONS.), F.C.A., A.I.C.W.A.,
Ph. D (Management Studies),
C.I.S.A. (USA), C.I.S.M. (USA), C.F.E.,(USA),
ISO 9001 : 2000 QMS Prov. Auditor, IRCA (U.K.)

FORM 5 [see Regulation 4]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 30/09/2024

To,
NSB Properties (Proprietor Gautam E Thakur)
B 7/8 Bageshree,
Shankar Ghanekar Marg,
Prabhadevi Mumbai-400025
PAN: AAAPT3963D

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Gautam E.Thakur for the period from **01/04/2023 to 31/03/2024** with respect to MahaRERA Regn. Number **P51800052927**

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 firm, during the course of our audit, which in 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 NSB Properties (Proprietor Gautam E Thakur) for the year ended 31/03/2024 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal Year 2023-2024	Total for this project till 31.03.2024
1	Total amount collected from allottees	1,00,00,000/-	1,00,00,000/-
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	70,00,000/-	70,00,000/-
4	Total amount deposited in the designated Bank Account	70,00,000/-	70,00,000/-
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70%	70%
6	Shortfall/(Excess) Deposit (3-4)	0	0

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?
Ans: **Yes**

NSB PROPERTIES

V. K. KANHERE & CO. MUMBAI CHARTERED ACCOUNTANTS

B. Withdrawals:

Sr. No.	Particulars	For this Fiscal Year 2023-2024	Total for this project till 31.03.2024
1	Opening Balance of Designated Bank Account	0	0
2	Total Deposits	70,10,000/-	70,10,000/-
3	Total amount withdrawn	0	0
4	Closing Balance	70,10,000/-	70,10,000/-

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?

Ans: No Withdrawal has been made from Designated Bank Account up till 31.03.2024.

C. Utilisation:

We certify that, Gautam E. Thakur has withdrawn **NIL** amount from the designated bank account up till 31.03.2024

D. **Any Qualification /Observation:**

It is observed that the cheques totalling of Rs. 1 Cr were received on 28/03/2024 at the time of registration and deposited in bank on 03/04/2024, cleared on 04/04/2024 and 06/04/2024 and Rs. 70 Lakh there from transferred by bank to designated bank a/c on 18/04/2024.

Yours Faithfully,

For V.K. Kanhere & Co
Chartered Accountants
Firm Reg. No. 104717W

Vishu Kanhere

V.K. KANHERE & CO. MUMBAI CHARTERED ACCOUNTANTS

Vishnu Kanhere
(Proprietor)
Membership No.:33647
Place: Mumbai
UDIN: 24033647BKEF0M7234

Agreed and Accepted by:
For NSB Properties

NSB PROPERTIES

Signature of Promotor
Name: Gautam E.Thakur
Date:30.09.2024