N. B. Purohit & Co.
Chartered Accountants

A-3003, Oberoi Springs, New Link Road,
Andheri (W), Mumbai - 400053.
Mob.: 9821524278
E-mail : nbpurohit@gmail.com

FORM 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 24-03-2025

To
Poddar Realty India Pvt Ltd
Plot No. 26, Shah Industrial Estate,
Opp. Anna Temple, New Link Road,
Andheri (West), Mumbai – 400 053
PAN: AAACR3962K

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Poddar Realty India Pvt Ltd for the period from **01-04-2023 to 31-03-2024** with respect to MahaRERA Regn. Number **P51800053403**

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 M/s. Poddar Realty India Pvt Ltd for the year ended 31st March 2024 and hereby certify that:

A) Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date i.e. 31-03-2024
1	Total amount collected from allottees	36815780	36815780
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	25771046	25771046
4	Total amount deposited in the designated Bank Account	36815780	36815780
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6	Shortfall/(Excess) Deposit (3-4)	(11044734)	(11044734)

N. B. PUROHIT & CO. M. SHIP No. 31999 MUMBAI Chartered Accountants

N. B. Purohit & Co.
Chartered Accountants

A-3003, Oberoi Springs, New Link Road,
Andheri (W), Mumbai - 400053.
Mob.: 9821524278
E-mail : nbpurohit@gmail.com

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**

B) Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date i.e. 31-03-2024
1	Opening Balance of Designated Bank Account	0	0
2	Total Deposits	36815780	36815780
3	Total amount withdrawn	36785557	36785557
4	Closing Balance	30223	30223

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: Yes.

C) **Utilisation:**

We certify that, **Poddar Realty India Pvt Ltd** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D) Any Qualification /Observation:

No additional Qualification/observations

Yours Faithfully,
For N,B.PUROHIT&Co.
Chartered Accountants
Firm Reg. No. 108241W

Name: NILKANTH B PUROHIT
Proprietor
Membership No.:31999
Place MUMBAI
UDIN: 25031999BNGAII2933

PODDAR REALTY INDIA PVT LTD MUMBAI

Agreed and Accepted by:
For Poddar Realty India Pvt Ltd

Director/Authorised Signatory
Name: Yash Poddar
Date:24th Match,2025.

N.B. PUROHIT & CO. M. SHIP No. 31999 MUMBAI Chartered Accountants