M.G. SHAH & ASSOCIATES

CHARTERED ACCOUNTANTS

Office No. 303, A-Wing, Shaheen Chambers, Dawood Baug Cross Lane, Near P. K. Jewellers, Off. J. P. Road, Andheri (West), Mumbai - 400 058. ✆ (O) : 022-2676 0705 / 2676 0706
E-mail : mgshahca@hotmail.com / mgshahca@gmail.com

C.A. **MAHIPAT G. SHAH** B.Com., F.C.A.
C.A. **ASHOK H. SHAH** B.Com., F.C.A.

CERTIFICATE

Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHANDRAKOSHA KONSTRUCTIONS PRIVATE LIMITED
1101, KOSHA KOMMERCIAL KOMPLEX,
PODDAR ROAD, MALAD EAST, MUMBAI -400097.

SUBJECT :- Report on Statement5 of Accounts on project fund deposit, utilization and withdrawal by CHANDRAKOSHA KONSTRUCTIONS PRIVATE LIMITED (CKPL)[Promoter] for the period from 01.04.2023 to 31.03.2024 with respect to MahaRERARegn Number P51800053877

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) Rule, 2017.

2. We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in our opinion are necessary for the purpose if this certificate.

3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of CKPL-PROMOTER for the period ended 31.03.2024 and hereby certify that:

M. G. SHAH & ASSOCIATES MUMBAI

A. Deposits :-

Sr No.	Particulars	For this Fiscal Year (RS.)	Total for this project till date (Rs.)
1.	Total amount collected from allottees	3,98,54,591	13,85,53,368
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	2,78,98,214	9,69,87,357
4.	Total amount deposited in the Designated Bank Account	2,78,81,980	9,69,44,680
5.	% of Amount deposit in Designated Bank Account [(4)/(1)*100]	69.95%	69.96%
6.	Shortfall / Excess deposit (3-4)	(-) 16234	(-) 42677

Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

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? - **YES**

If No, Please mention the amount not deposited.

B. Withdrawals

Sr No.	Particulars	For this Fiscal year	Total for this project till 26.09.2023
1.	Opening Balance of Designated Bank Account	0	4,000
2.	Total Deposits	2,78,85,980	9,69,44,680
3.	Total amount withdrawn	2,78,81,980	9,69,44,680
4.	Closing balance	4,000	4,000

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? - **YES**

M. G. SHAH & ASSOCIATES MUMBAI

If No. Please provide the below details:-

Sr No.	Date of withdrawal	Amount of Excess Withdrawals
1.	----N.A.----	----N.A.-----

C. Utilisation

We certify that, the CKPL –PROMOTER has utilized the amounts withdrawn from designated bank account towards projects cost only, as specified in the act.

If No, please provide the below details:-

Sr No.	Date	Amount not utilized for Project Cost
1.	---N.A.----	N.A.

D. Any Qualifications / Observations of CA

1.	SHORT DEPOSIT FOR FISCAL YEAR RS. 16,234/- IN ON ACCOUNT OF AMOUNT COLLECTED IN MARCH 2024 RS. 20791/-= 70% RS. 14554/-
2.	SHORT DEPOSIT UP TO DATE 9.1.2025 IS RS. 42677/- IS ON ACCOUNT OF CHEQUE DEPOSITED ON 09.1.2025 RS. 63430/- = 70% 44620/-
3.	
4.	

FOR **M.G. SHAH & ASSOCIATES,**
CHARTERED ACCOUNTANTS,
FRN NO.:112561W

M.G. SHAH & ASSOCIATES MUMBAI

A.H. SHAH.
PARTNER.
MEMBERSHIP NO.:016657.

PLACE : MUMBAI

DATE : 10TH January 2025.

UDIN : 25016657BMMKGJ7425

Agreed and Accepted by:

Signature of Promoter

Name KHYAT PRAKAASH SHAH

(DIRECTOR)

DIN NO. :- 08456395

Date:- 10/01/2025