AKSHAY KIRTIKUMAR & ASSOCIATES LLP
Chartered Accountants

7, Vimal Apt CHS Ltd.,
Daulat Nagar, Road No. 3,
Borivali (East). Mumbai –66.
Mob. No.: 9892955455

Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

21st February, 2025

To,

M/s. Omkara Infratech
309, Coporate Corner,
Next to Dalmia College,
Sunder Nagar, Malad West,
Mumbai 400064.

SUBJECT: - Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Omkara unchai for the period from 01st April, 2023 to 31st March, 2024 with respect to Maha RERA Regn Number **P51800054289.**

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 my/our opinion are necessary for the purpose if this certificate.
3. We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Omkara Infratech for the period ended - 31st March 2024 and hereby certify that:

A. Deposits: -

Sr No.	Particulars	For this Fiscal Year	Total for this project till date
1.	Total amount collected from allottees	20,984,667	20,984,667
2.	% of amount to be deposited as per	70%	70%

7, Vimal Apt CHS Ltd.,
Daulat Nagar, Road No. 3,
Borivali (East). Mumbai –66.
Mob. No.: 9892955455

	act		
3.	Amount to be deposited as per act (1*2)	14,689,267	14,689,267
4.	Total amount deposited in the Designated Bank Account	2,67,47,495.56	3,67,39,132
5.	% of Amount deposit in Designated Bank Account [(4)/(1)*100]	100%	100%
6.	Shortfall / Excess deposit (3-4)	13,048,726	13,048,726

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/ No)- No

If No, Please mention the amount deposited Rs. 13,048,726

B. Withdrawals

Sr No.	**Particulars**	**For this Fiscal year**	**Total for this project till date**
1.	Opening Balance of Designated Bank Account	-	-
2.	Total Deposits	1,640,541	1,640,541
3.	Total amount withdrawn	-	-
4.	Closing balance	1,640,541	1,640,541

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 / No)-NA

If No. Please provide the below details:-

Sr No.	**Date of withdrawal**	**Amount of Excess Withdrawals**
1.		

AKSHAY KIRTIKUMAR & ASSOCIATES LLP
Chartered Accountants

7, Vimal Apt CHS Ltd.,
Daulat Nagar, Road No. 3,
Borivali (East). Mumbai –66.
Mob. No.: 9892955455

C. Utilisation

I/We certify that, the (Name of Promoter) has utilized the amounts withdrawn from designated bank account towards projects cost only, as specified in the act. NA

If No, please provide the below details:-

Sr No.	Date	Amount not utilized for Project Cost
1.		

D. Any Qualifications / Observations of CA

1.	As per self-certification obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only. However, it is not possible for us to verify the end use of funds withdrawn from designated bank account on one-to-one basis since the requisite record for such verification is not available with us. We have relied on the expenditure as per books of accounts produced before us.
2.	Rs 1,30,48,726 is not deposited in designated 70% RERA account
3.	
4.	

Yours Faithfully,

For Akshay Kirtikumar & Associates LLP
Chartered Accountants
Firm Registration No.: 138182W/W100760

AKSHAY KIRTIKUMAR SHAH
Digitally signed by AKSHAY KIRTIKUMAR SHAH
Date: 2025.02.21 19:29:52 +05'30'

Akshay K. Shah
Partner
Membership No.: 155729
UDIN: 25155729BMLEHO7126
Mumbai, 21st February, 2025

Agreed and Accepted by:

For Omkara Infratech

NEETA MEHUL SHAH
Digitally signed by NEETA MEHUL SHAH
Date: 2025.02.22 11:08:47 +05'30'