



Rutuja Narsingh & Associates

Chartered Accountants

Contact No: +91 7208589352 / +91 9867776629

Mail us: rutujanarsingh@gmail.com

Address: 809-810, The Landmark, Plot -26A, Sector-7, Kharghar -410210.

Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

To

M/s. Pearl Infra

F-48, Profit Centre,

90ft Road, Kandivali West,

Mahavir Nagar, Mumbai Suburban,

Borivali - 400067

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s. Pearl Infra (promoter of the project "Ashiyana Apartment CHSL Ltd") for the period from 19/01/2024 to 31/03/2024 with respect to MahaRERA Regn Number - P51800054430.

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 our opinion are necessary for this certificate.

3. We hereby confirm that we have examined the prescribed registers, books and documents and the relevant records of **M/s. Pearl Infra** (promoter of the project "Ashiyana Apartment CHSL Ltd ") for the period ended 31/03/2024 and hereby certify that:

A. Deposits:

S. No.	Particulars	19/01/2024 to 31/03/2024	Till date i.e. (31/03/2024)
1	Total amount collected from allottees	Nil	Nil
2	% of amount to be deposited as per act		70%
3	Amount to be deposited as per act (1*2)	Nil	Nil
4	Total amount deposited in the Designated Bank Account		-
5	% of amount deposited in the Designated Bank Account [(4)/(1)*100]	Nil	Nil
6	Shortfall/Excess deposit (3-4)	Nil	Nil



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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? Not Applicable (Refer point D (2)).

If No, Please mention the amount not deposited.

B. Withdrawals:

S. No.	Particulars	19/01/2024 to 31/03/2024	Till date i.e. (31/03/2024)
1	Opening Balance of Designated BankAccount	Nil	Nil
2	Total Deposits	Nil	Nil
3	Total Amount withdrawn	Nil	Nil
4	Closing Balance	Nil	Nil

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? Not Applicable (Refer point D (2)).

If No, please provide the below details:-

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1		

C. Utilisation:

We certify that, **M/s. Pearl Infra** has utilized the amounts withdrawn from Designated Bank Account towards project cost only, as specified in the Act.

If No, please provide the below details:-

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



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D. Any Qualifications/Observations of CA:

1	The project's commencement date is established in accordance with the RERA Certificate issued by MahaRERA, dated January 19th, 2024.
2	The Developer M/s. Pearl Infra has not yet started Sale in the project. Therefore, as specified in the Act, deposit in the Designated RERA Bank Account in required proportion of money collected from the allottees of the projects units is NIL, hence withdrawal from RERA Bank Account within the limit is NIL and utilisation of withdrawal Amount from RERA Bank Account is also NIL.

For CA Rutuja Narsingh & Associates

Chartered Accountant

FRN :- 152579W

RUTUJA
SAJJAN
NARSINGH

Digitally signed by
RUTUJA SAJJAN
NARSINGH
Date: 2024.07.03
12:39:15 +05'30'

CA Rutuja Narsingh

M.No. 188808

Date :03-07-2024

Place: Navi Mumbai

UDIN :- 24188808BKBGDM5877