S.D. PARANJPE AND CO.
CHARTERED ACCOUNTANT

Plot No. 151, Surendra Nagar
Nagpur – 440015.
Ph. No. 0712-2222577

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To

The

Navnit Star Realty LLP,

95, Canal Road,

Ramdaspeth,

Nagpur,

Maharashtra - 440001.

SUBJECT:- Report on Statement of Accounts on project fund utilization and withdrawal by Navnit Star Realty for the period from 01.04.2020 to 31.03.2021 with respect to MahaRERA Regn. number P50500006199.

1. This certificate is issued in accordance with the provision of the Real Estate (Regulation and Development) Act, 2016.

2. I have obtained all the necessary information and explanation from the firm, during the course of my audit, which in my opinion are necessary for the purpose of this certificate.

3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of PROMOTER for the period ended 31.03.2021 and hereby certify that :
   (1) M/S Navnit Star Realty LLP have completed 100 % of the project titled CANAL HEIGHT MahaRERA Regn number- P50500006199 located at Plot no. 95, Canal Road, Ramdaspeth, Nagpur - 440010.

S.D. PARANJPE AND CO.
CHARTERED ACCOUNTANT

Plot No. 151, Surendra Nagar
Nagpur – 440015.
Ph. No. 0712-2222577

(2) Amount collected during the year for this project is Rs.0/- and amount collected till date is Rs. 17,05,22,106/-.

(3)Amount withdrawn during the year for this project is Rs.3,53,09,740/ and amount withdrawn till date is Rs.35,03,28,817/-.

4. I certify that the Navnit Star Realty LLP has utilized the amounts collected for CANAL HEIGHT only for that project and the withdrawal from the designated bank account * of the said project has been in accordance with the proportion to the percentage of completion of the project.

*Note: During the construction period of project, no unit was booked from outsiders and the 2 flats were retained by the promoters only. In view of the above, Navnit Star Realty LLP did not open designated bank account and therefore account no-50200052510413 with HDFC Bank and account no-00220210002964 with UCO Bank were treated as designated bank account. It is further certified that Navnit Star Realty LLP obtained Occupancy Certificate on 28/03/2019 from Deputy Engineer, Town Planning Deptt, Nagpur Municipal Corporation, Nagpur. Upon completion of the project, one unit was sold during the year ended 31.03.2020 for Rs.3,19,00,000/-

Place : Nagpur
Date : 28/09/2021

S.D. PARANJPE & CO. NAGPUR DT. CHARTERED ACCOUNTANT

For S.D. PARANJPE & CO.
Chartered Accountant
Reg No. 146931W

(C A. S.D.Paranjpe)
PROPRIETOR
M.No 041472