AGRAWAL ANKITA & CO.
CHARTERED ACCOUNTANTS
Shivalay, 1st Floor, Kukade layout, Nagpur
Email: avagrawal94@gmail.com

Annexure F
FORM 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 19/02/2025

To,
M/s Cozy Homes,
Axon House, Chatrapati housing society,
Nagpur-440015

Subject: Report on. Statement of Accounts on project fund deposit, utilization and withdrawal By M/s Cozy Homes, for the period from 01/04/2022 To 31/03/2023 with respect to Maha RERARegn Number P50500027612

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 the purpose of this certificate.

3. We hereby confirm that, We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended 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	56,01,000.00	87,58,000.00
2	% of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	39,20,700.00	61,30,600.00
4	Total amount deposited in the Designated Bank Account	94,88,226.00	1,52,80,583.70
5	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	169.40%	174.48%
6	Shortfall/Excess deposit (3-4)	-55,67,526.00	-91,49,983.70

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) Yes

If No. Please mention the amount not deposited.
Not Applicable Not deposited during the period.

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B. Withdrawals

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank	28,78,924.90	-
2	Total Deposits	94,88,226.00	1,52,80,583.70
3	Total amount withdrawn	95,85,941.00	1,24,99,373.80
4	Closing Balance	27,81,209.90	27,81,209.90

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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) Yes

If No, Please provide the below details:-

Sr. No.	Date of withdrawal	Amount of Excess withdrawals
1	NA	NA

C. Utilisation

We certify that M/s Cozy Homes, 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

Sr. No.	Date	Amount not utilised for Project Cost
1	NA	NA

D. Any Qualifications / Observations of CA

Sr. No.	Particulars
1	The promoter has mentioned wrong bank account number as RERA Bank account on website. Application for correction is made by the promoter.
2	NA

Yours Faithfully,
Agrawal Ankita & Co.
Chartered Accountants

Agreed and Accepted by:

Name: Vyankatesh Kunawar
Date: 19/02/2025

UDIN 25180201BMJFIE3898
Mem. No. 180201
Name CA Ankita Agrawal
Designation Proprietor