

M/s. K. R. MANIK & CO
CHARTERED ACCOUNTANTS
203, Natasha Garden, N. Dutta Road,
Four Bungalows, Andheri (W), Mumbai – 400 053.

Annexure F
FORM 5 (See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date :20th Sept 2023

To,
MOSIAC LAND DEVELOPERS PVT.LTD,
A5, Everest, Tardeo Road,
Mumbai City,
District: Mumbai City,
MAHARASHTRA Pin: 400034.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Mosiac Land Developers Private Limited for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Registration Number: P52100034018.

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. I have obtained all necessary information and explanation from the Promoter, during the course of our 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 Mosiac Land Developers Private Limited for the period ended 31/03/2023 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal year 01/04/23 to 31/03/23	Total for this project till date 31/03/23
1.	Total amount collected from allottees	6,09,95,839.00	6,09,95,839.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	4,26,97,087.00	4,26,97,087.00
4.	Total amount deposited in the Designated Bank Account	4,26,08,194.00	4,26,08,194.00
5.	% of Amount deposited in Designated Bank Account	69.85%	69.85%
6.	Shortfall /Excess deposit (3-4)	88,893.00	88,893.00

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.**

B. Withdrawals:

Sr. No.	Particulars	For this Fiscal year 01/04/22 to 31/03/23	Total for this project till date 31/03/23
1.	Opening Balance of Designated Bank Account	NIL	NIL
2.	Total Deposit	4,26,08,194.00	4,26,08,194.00
3.	Total amount withdrawn	4,26,08,194.00	4,26,08,194.00
4.	Net of Promoters Contribution /Bank Charges levied (Refer Note D.1)	8399.87	8399.87
5	Closing Balance	8,399.87	8,399.87

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 I, Form 2 and Form 3 issued the reporting period? (Yes /No) : **Yes**

If No, Please provide the below details:- **Not Applicable.**

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

C. Utilisation

I certify that, the **Mosaic Land Developers Private Limited** 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:- **Not Applicable.**

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

D. Any Qualifications/ Observations of CA : Not Applicable.

1.	Observation : - 1) Transferred balance from other own account of Mosiac Land Developers Private Limited. to Separate RERA A/c of Mosiac Land Developers Private Limited. to maintain minimum balance & Bank Charges levied are shown in table No. B, Sr. No. 4 2) Rs. 88,893/- was erroneously skipped to routed through Separate Account & this amount transfer to 70% RERA account .
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Yours Faithfully,

**Kamal
Raghunath
Manik**

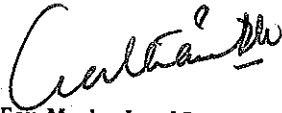
Digitally signed by
Kamal Raghunath
Manik
Date: 2023.09.20
13:10:34 +05'30'

Name of the Signatory: CA K. R. Manik

UDIN: 23009550BGUXFM2891

Membership Number: 009550

Agreed and Accepted by:



**For Mosiac Land Developers Pvt. Ltd.
Name: Dharmesh Gathani
Date: 20.09.2023**

