

Annexure F
FORM 5
[see Regulation 4]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
Chartered Accountant's Certificate

To,
Astrum Developments Private Limited
101, Kalpataru Synergy, Opp. Grand Hyatt,
Santacruz, Mumbai - 400055.

SUBJECT: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by Astrum Developments Private Limited (The Promoter) for the period from 01 April 2022 to 31 March 2023 with respect to MahaRERA Registration Number P52100033791, Kalpataru Skyline.

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

The maintenance and preparation of the Statement of accounts of the Project is the responsibility of the Management of the Promoter including compilation of the financial information pertaining to deposit, utilization and withdrawal of the project fund in compliance with the provisions of RERA and rules made thereunder. The accompanying "Annexure -A" stating details in respect of Deposit, Withdrawal and Utilization of the project fund, prepared by the management of the Promoter have been initialed/ stamped by us for the purpose of identification only.

Our responsibility for the purpose of this certificate is to verify that the financial information provided in the Annexure is extracted from the audited financial statements, books of account and other relevant records maintained by the management of the promoter and trace the relevant particulars thereto.

We conducted our examination of the Certificate and its Annexure thereto in accordance with the 'Guidance Note on Reports or Certificates for Special Purposes (Revised 2016)' and Standards on Auditing issued by the Institute of Chartered Accountants of India ('ICAI'). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

2. We have obtained the necessary information and explanation from the Promoter, during the course of our verification / audit of the financial information included in the Certificate, 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 the Promoter for the year ended 31 March, 2022 and based on our verification as aforesaid, we hereby certify that:
A) the details pertaining to Deposits as mentioned in the Annexure is correct
B) the details pertaining to withdrawal as mentioned in the Annexure is correct.



- C) We certify, based on our verification as aforesaid, that the Promoter has utilized the amounts withdrawn from designated bank account upto 31 March 2023 towards project cost as specified in the Act except as tabulated below:

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

- D) To the best of our knowledge and belief and in accordance with the information and explanations provided by the management of the Promoter, there are no qualifications/ observations required to be reported.

This certificate is issued solely to enable the Promoter to comply with the requirements of RERA and rules made there under. Our certificate should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

Place: Mumbai
Date: September 30, 2023



For Singhi & Co.
Chartered Accountants
Firm Registration No. 302049E

Sudesh Choraria
Partner

Membership No: 204936
UDIN: 23204936BGYIXK3361

Annexure- "A"

Astrum Developments Private Limited

Statement of Accounts on Project fund deposit, utilization and withdrawal for the period 1 September 2022 to 31 March 2023

A – Deposits:

(Amount in Rs.)

	Particulars	For the year	Total till date
1	Total amount collected from allottees	5,50,42,100	5,50,42,100
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2) *	3,85,29,470	3,85,29,470
4	Total amount deposited in the Designated Bank Account	3,85,29,470	3,85,29,470
5	% of Amount deposited in Designated Bank Account [(4/1)*100]	70%	70%
6	Shortfall/Excess deposit (3-4)	-	-

*Excludes amount collected from allottees prior to activation of designated bank account.

The required proportion of money collected from allottees of the project units, as specified in the Act, has been deposited in the Designated RERA Bank Account, except as stated below:

Sr. no	Amount not deposited	Remarks
		NIL

B. Withdrawals:

	Particulars	For the year	Total till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	3,85,29,470	3,85,29,470
3	Total amount withdrawn	3,39,22,467	3,39,22,467
4	Closing Balance	46,07,003	46,07,003



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, Form 3 issued during the reporting period, except as stated below :

Sr. No.	Date of Withdrawal	Amount of excess withdrawals
NIL		

C. Utilization

We hereby certify that, we have utilized the amounts withdrawn from the designated bank account towards the project cost as specified in the act.

Agreed and Accepted by:

For Astrum Developments Private Limited



Name Jayant Oswal
Designation: Authorised Signatory
Date: 30/09/2023

