

March 22

M S P A AND ASSOCIATES

Chartered Accountants



FORM 5(See Regulation 4) ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANTS CERTIFICATE

To,
Five Star Construction Company
Project: ANP Memento
309-310-Rainbow Plaza, Rahtani, Haveli,
Pune 411017

SUBJECT : Report on Statement of Accounts on project fund deposit utilization and withdrawal by Five Star Construction Company for the period from 1/4/2021 to 31/3/2022 with respect to MahaRERA Regn Number P52100026219

- 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/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
- 3 I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended 31/3/2022 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	59,81,71,462	59,81,71,462
2	% of amount to be deposited as per the Act	70%	70%
3	Amount to be deposited as per the Act (1*2)	41,87,20,024	41,87,20,024
4	Total amount deposited in the Designated Bank Account	41,45,78,001	41,45,78,001
5	% of amount deposited in the designated Bank account $\{(4)/(1)*100\}$	69%	69%
6	Shortfall/(Excess) deposit (3-4)	41,42,023	41,42,023

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

If No. Please mention the amount not deposited Not Applicable

Amount of Rs.59,16,439 is not deposited in the designated bank account as the same is appearing as balance in the AXIS - 921020029615012 - MEMENTO - 100% bank account on 31.03.2022. There is no mismanagement of funds of transferring from 100% collection account to 70% RERA account

The designated RERA account a/c is AXIS - 921020033819361 - MEMENTO 70%

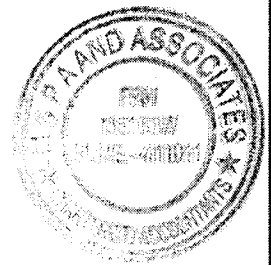
B. Withdrawals

Sr.no.	Particulars	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	41,45,78,001	41,45,78,001
3	Total amount withdrawn	41,45,75,630	41,45,75,630
4	Closing Balance	2,371	2,371

As specified in the Act, 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, as on 31.3.22

If No. Please mention the amount not deposited - Not Applicable

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
	NA	NA



Lloyds Chambers, Office No.410, Block III, 409, Mangalwar Peth, Near Ambedkar Bhavan, Pune 411011.

E-mail ID: gst@mspa.tax, incometax@mspa.tax

Telephone/Mobile: 020 41257441, 9623223535, 9822784504

M S P A AND ASSOCIATES
Chartered Accountants



C.Utilisation

I/We certify that, the Five Star Construction Company has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No. Please mention the amount not deposited - Not Applicable

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

D.Any Qualifications / Observations of CA

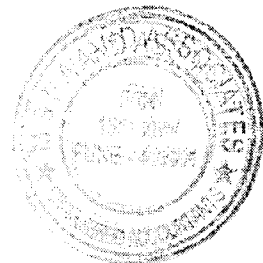
1	Amount of Rs.59,16,439 is not deposited in the designated bank account as the same is appearing as balance in the AXIS - 921020029615012 - MEMENTO -100% bank account on 31.03.2022. There is no mismanagement of funds of transferring from 100% collection account to 70% RERA account

Agreed and Accepted by:
Five Star Construction Company

Signature of Promoter
Name:
Date: 10/10/2022

Yours Faithfully,
Name of firm
Chartered Accountants
FRN-155160W

CA Name- Milind Deendayal Sharma
M Number- 048897
Address
Place: Pune
Date: 10/10/2022
UDIN- 22048897BFCKHU1501



Lloyds Chambers, Office No.410, Block III, 409, Mangalwar Peth, Near Ambedkar Bhavan, Pune 411011.

E-mail ID: gst@mspa.tax, incometax@mspa.tax

Telephone/Mobile: 020 41257441, 9623223535, 9822784504