



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

To,
Five Star Construction Company,
ANP Memento,
Office no 202 & 301, 2nd Floor , ANP One,
Balewadi Highstreet, Baner , Haveli, Pune-411045.

SUBJECT : Report on Statement of Accounts on project fund deposit. utilization and withdrawal by Five Star Construction Company, for the period from 01/4/2022 to 31/3/2023 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 31/3/2023 and hereby certify that:

A. Deposits:

Amount (Rs.)

Sr.no.	Particulars	For this Fiscal year from 01.04.22 to 31.03.23	Total for this project till date
1	Total amount collected from allottees	73,32,39,567	1,33,16,49,908
	% of amount to be deposited as per the		
2	Act	70%	70%
	Amount to be deposited as per the Act		
3	(1*2)	51,32,67,697	93,21,54,936
	Total amount deposited in the		
4	Designated Bank Account	51,32,67,490	93,21,54,213
	% of amount deposited in the		
5	designated Bank account[(4)/(1)*100]	70%	70%
6	Shortfall/(Excess) deposit (3-4)	207	723

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes. However due to Bank charges there is shortfall.

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

The designated RERA account a/c is AXIS - 921020033819961 - MEMENTO 70%

B. Withdrawals

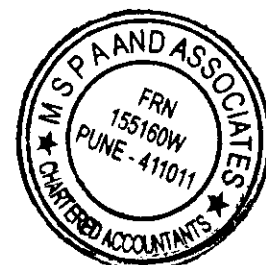
Amount (Rs.)

Sr.no.	Particulars	For this Fiscal year from 01.04.22 to 31.03.23	Total for this project till date
1	Opening Balance of Designated Bank Account	2,371	-
2	Total Deposits	51,32,67,490	93,21,54,213
3	Total amount withdrawn	51,32,69,861	93,21,54,213
4	Closing Balance	-	-

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



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 31-03-2023

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

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

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	NA

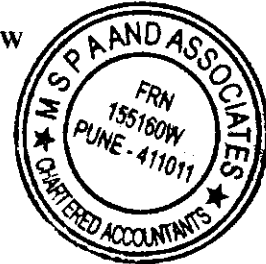
D.Any Qualifications / Observations of CA

1	There is balance in AXIS - 921020029615012 - MEMENTO -100% which is as a result of late clearing of cheque.
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Yours Faithfully,
For M S P A AND ASSOCIATES
Chartered Accountants
Firm Registration Number: 155160W



Name: Milind Deendayal Sharma
Membership Number: 048897
UDIN: 23048897BGWQFF9501



Agreed and Accepted by:
Five Star Construction Company,


Signature of Promoter

Date: 30-09-2023

