



Chartered Accountants

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Annexure F

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date-31/03/2022

To,

The Management

Promoter name- Niraj Kumar Associates Pvt Ltd

Project name- Mont Vert Grande Plot 4 Bldg D

RERA Regn number- P52100020690

**SUBJECT : Report on Statement of Accounts on project fund deposit, Utilization and withdrawal by Mont Vert Grande Plot 4 Bldg D for the period from 01.04.2021 to 31.03.2022 with respect to MahaRERA Regn Number P52100020690**

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 promoter for the period ended 31.03.2022 and hereby certify that:

**A. Deposits**

| Sr.No. | Particulars                                                  | For this Fiscal Year | Total for this project till date<br>31.03.2022 |
|--------|--------------------------------------------------------------|----------------------|------------------------------------------------|
| 1      | Total Amount Collected from allottees                        | 1752,69,112          | 4201,78,025                                    |
| 2      | % of amount to be deposited as per Act                       | 70%                  | 70%                                            |
| 3      | Amount to be deposited as per Act<br>(1*2)                   | 1226,88,378          | 2941,24,618                                    |
| 4      | Total Amount Deposited in the<br>Designated Bank Account     | 1058,55,292          | 2255,63,722                                    |
| 5      | Amount deposited in Designated Bank<br>Account [(4)/(1)*100] | 60%                  | 54%                                            |
| 6      | Shortfall/Excess deposit (3-4)                               | 168,33,086           | 685,60,896                                     |

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.NO

If No ,Please mention the amount not deposited.

**B. Withdrawals**





| Sr.No. | Particulars                                | For this Fiscal Year | Total for this project till date<br>31.03.2022 |
|--------|--------------------------------------------|----------------------|------------------------------------------------|
| 1      | Opening Balance of Designated Bank Account | -                    | -                                              |
| 2      | Total Deposits                             | 1058,55,292          | 2255,63,722                                    |
| 3      | Total Amount Withdrawn                     | 1058,34,285          | 2255,42,715                                    |
| 4      | Closing Balance                            | 21,007               | 21,007                                         |

As Specified in the Act, All the amount withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 2 and Form 3 issued during the reporting period- YES

If No, Please provide the below details :-

| Sr.No. | Date of Withdrawl | Amount of Excess Withdrawls |
|--------|-------------------|-----------------------------|
|        |                   |                             |
|        |                   |                             |

#### C. Utilisation

I certify that the Promoter has utilized the amounts withdrawn from designated 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 |
|--------|------|--------------------------------------|
|        |      |                                      |
|        |      |                                      |

#### D. Any Qualification / Observation of CA

| Sr.No. | Particulars                                                                                                                                                                                                                                                                           |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1      | Sales Collection for the year is as per details provided by the management. The difference between the Bank deposit and actual collection and As per books is there some of the reasons are Amount collected In other account, TDS, Taxes Collected and Cancellation of Bookings etc. |
| 2      | Amount Utilization is as per management and certify as utilized for construction as cost incurred is more than the 70% of amount collected.                                                                                                                                           |
| 3      | Form 2 and form 3 are generated and copy is with management.                                                                                                                                                                                                                          |
| 4      | It is to be noted that this certificate is issued without any risk or responsibility on my part in any respect whatsoever, particularly as a guarantor or otherwise and This certificate has been issued on the basis of limited review of books of accounts.                         |
| 5      | The Above figures are till 31.03.2022.                                                                                                                                                                                                                                                |

Yours Faithfully

For SAC & CO LLP

Chartered Accountants

FRN : W100257

CA Amit Satish Shingvi  
Partner

Membership no. - 154711

Date : 04.02.2023

UDIN- 23154711 BG62TF6613



Agreed and Accepted by:

For Niraj Kumar Associates Pvt Ltd

Promoter

