

Annexure F			
FORM 5			
ANNUAL REPORT ON STATEMENT OF ACCOUNTS			
Date-31.03.2023			
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 01.04.2022 to 31.03.2023 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 31.03.2023 and hereby certify that:			
A. Deposits			
Sr.No.	Particulars	For this Fiscal Year	Total for this project till date 31.03.2023
1	Total Amount Collected from allottees	22,36,14,527	64,37,92,552
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	15,65,30,169	45,06,54,786
4	Total Amount Deposited in the Designated Bank Account	15,46,40,658	38,02,04,379
5	Amount deposited in Designated Bank Account [(4)/(1)*100]	69%	59%
6	Shortfall/Excess deposit (3-4)	18,89,511	7,04,50,407
Amount collected/deposited ar 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.			



B. Withdrawals

Sr.No.	Particulars	For this Fiscal Year	Total for this project till date 31.03.2023
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	15,46,40,658	38,02,04,379
3	Total Amount Withdrawn	15,45,35,657	38,00,99,378
4	Closing Balance	1,05,001	1,05,001

As Specified in the Act, All the amount withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 2 and Form 3 issued during the reporting period.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	Amount reflected on Financial statement as advance from customer or advance received from Unit holder does not match with amount collected shown in above table. The difference is due to the books of accounts maintained net of GST, Other Charges and Receipts which pertain to units that are cancelled or yet not confirmed, The amount mentioned in above table is the collection against Agreement Value including of TDS.
2	The collection shown in Form 3 and Form -5 does not match as in form -3 collection of allotted but non registered agreement units are not considered, also some unit holder collection confirmation received after the issue of the form -3 and TDS entries passed after the issue of Form -3.
3	The amount to be deposited in designated account and amount deposited in Designated account are different as some collection received in other rera account, TDS entries, Other charges such as Stamp duty, GST collected in RERA account, Unit cancelled and refunded from other bank account etc.
4	The amount to be deposited in designated account and amount deposited in Designated account are different as some collection received in other rera account, TDS entries, Other charges such as Stamp duty, GST collected in RERA account, Unit cancelled and refunded from other bank account etc.
5	Form 2 and form 3 are generated and copy is with management.
6	The Above figures are till 31.03.2023

Yours Faithfully

For SAC & CO LLP
Chartered Accountants
FRN : W100257

A. Shingvi
CA Amit Satish Shingvi
Partner

Membership no. - 154711

Date : 29.09.2023

UDIN- 23154711 BQWJVT9269



Agreed and Accepted by:
For Niraj Kumar Associates Pvt Ltd

[Signature]

Promoter

