

FORM 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 25th February 2023

To
The Kallyaanee Fortune Properties
3AA Edena, 3rd Floor,
97 Maharshi Karve Road
Marine Lines, Mumbai - 400020

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **The Kallyaanee Fortune Properties** for the period from **01-04-2020 to 31-03-2021** with respect to MahaRERA Regn Number **P52100020820 - Project "Panama Park"**

- This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016
- 1 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 We have obtained all necessary information and explanation from the Promoter, during the course of our audit, 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 Kallyaanee Fortune Properties** for the period ended **31.03.2021** and hereby certify that:

A Deposits

		For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	30,94,17,977	44,96,54,580
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 *2)	21,65,92,584	31,47,58,206
4	Total amount deposited in the Designated Bank Account	21,65,92,584	31,39,90,473
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70	70
6	Shortfall/Excess deposit (3-4)	0	7,67,733

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

7,67,733



B Withdrawals

		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account		
2	Total Deposits	21,65,92,584	31,39,90,473
3	Total amount withdrawn	21,21,69,659	30,95,67,548
4	Closing Balance	44,22,925	44,22,925

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period?

Yes

If No, Please provide the below details:-

Sr. No.	Date of withdrawal	Amount of Excess withdrawals
1		

C Utilisation

We certify that, **The Kallyaanee Fortune Properties** has utilised the amounts withdrawn from designated bank 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
1		

D Any Qualifications / Observations of CA

1	
2	
3	
4	

Yours Faithfully,
For V.C.Shah & Co.
Chartered Accountants
Firm Registration No.109818W



N.Y. Kadav
Membership No. 038947
Partner

UDIN: 23038947BQUUCAS112

Agreed and Accepted by:

Signature of Promoter

Name: Kishore Jain

Date: 25th February, 2023

