

V. C. SHAH & CO.

CHARTERED ACCOUNTANTS

205-206, Regent Chambers, 2nd Floor, Jamnalal Bajaj Road, 208, Nariman Point, Mumbai- 400 021. Tel.:022-43440123 email - info@vcshah.com**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 **01-04-2021 to 31-03-2022** 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 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.
- 1
 - 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 **31.03.2022** and hereby certify that:

A Deposits

		For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	31,98,98,125	76,95,52,706
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 * 2)	22,39,28,688	53,86,86,894
4	Total amount deposited in the Designated Bank Account	22,39,28,688	53,79,19,161
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	44,22,925	
2	Total Deposits	22,39,28,688	53,79,19,161
3	Total amount withdrawn	21,30,72,113	52,26,39,661
4	Closing Balance	1,52,79,500	1,52,79,500

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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



[Handwritten Signature]

Agreed and Accepted by:

Signature of Promoter

Name: *Kishore Jain*

Date: *25th February, 2023*



N.Y. Kadav

Membership No. 038947

Partner

UDIN: *23038947 BGVUCB3697*