



Annexure F

Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
The Directors,
Kumar Construction And Properties Pvt Ltd,
2413, Kumar Capital, East Street, Camp,
Near Axis Bank, Pune - 411001.

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by Kumar Construction And Properties Pvt Ltd for the period from 01/04/2021 To 31/03/2022 with respect to MahaRERA Number P52100029119.

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. 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 Kumar Construction And Properties Pvt Ltd 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
1	Total amount collected from allottees	6,24,51,935.00	6,24,51,935
2	% Amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	4,37,16,354.50	4,37,16,355
4	Total amount deposited in the Designated Bank Account	4,63,26,216.30	4,63,26,216
5	% Of Amount deposited in Designated Bank Account [(4)/(1)*100]	74.18%	74.18%
6	Shortfall /Excess deposit (3-4)	-26,09,861.80	-26,09,861.80



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? (Yes / No)

Yes. The amount deposited in the Designated Account is more than the required proportionate.

B. Withdraw

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Opening Balance of Designated Bank Account	0.00	0.00
2	Total Deposits	4,63,26,216.30	4,63,26,216.30
3	Total Amount Withdrawn	4,31,97,587.30	4,31,97,587.30
4	Closing Balance	31,28,629.00	31,28,629.00

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form1, Form 2 and Form 3 issued during the reporting period? (Yes/No)

If no, please provide the below details: -

SR.NO	Date of withdrawal	Amount of Excess Withdrawals
1		

C. Utilization

We Certify that, the Kumar Construction And Properties Pvt Ltd has utilized 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 Utilized for Project Cost
1		



D. Any Qualifications / Observations of CA

SR.NO	Particulars
1	Amount collected in the collection account includes pass through charges (i.e. GST and Stamp Duty and Registration charges), the pass through charges has been deposited to RERA designated account even though the same is not required to be deposited due to which percentage of amount deposited in designated RERA account exceeds the proportion required to be deposited as per the Act.
2	Total Cost Incurred for the project during the year is Rs. 8,01,82,419/-. Total Cost Incurred till 31/03/2022 is Rs. 8,01,82,419/-.
3	
4	

Yours Faithfully,

For RSVA & Co.
Chartered Accountants
FRN: 110504W

Abhijit Mundada

Abhijit Mundada
Partner
Membership No. 136485
Date: 04/05/2022
Place: Pune
UDIN: 22134685AIJYJA6359



Agreed and Accepted By:

Manish Jain

Signature of Promoter:
Name: Manish Jain
Date: 04/05/2022
Place: Pune

