

Price Waterhouse Chartered Accountants LLP

Form 5 ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
The Board of Directors,
Kapstone Construction Private Limited
702, Natraj, M.V. Road Junction, Western Express Highway,
Andheri (East) Mumbai – 400 069

Subject: Report on Statement of Accounts on project fund deposits, utilization and withdrawal by Kapstone Construction Private Limited for the year from April 1, 2022 to March 31, 2023 with respect to MahaRERA Registration Number – P51700019544.

1. This certificate is issued in accordance with the Regulation 4(a) of MahaRERA read with circular no. 7/2017 dated July 4, 2017 issued by the Maharashtra Real Estate Regulatory Authority ('the Authority') and the third proviso to section 4(2)(I)(D) of The Real Estate (Regulation and Development) Act, 2016 (hereinafter collectively referred to as 'the Regulation'), 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 ('Rules') and the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interests and disclosures on website) (Amendment) Rules, 2019 as amended from time to time. This certificate should be read along with our cover letter annexed herewith.
2. We have obtained all the necessary information and explanation from the Company, 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 Kapstone Construction Private Limited of Rustomjee Azziano Wing D for the year ended March 31, 2023 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For the Fiscal year (Amounts in INR)	Total for this project Rustomjee Azziano Wing D from FY 2018-19 to FY 2022-23 (Amounts in INR)
1	Total amount collected from allottees	656,222,823	2,066,214,978
2	% of amount to be deposited as per act	70%	70%
3	The amount to be deposited as per Act (1*2)	459,355,976	1,446,350,485
4	The amount deposited in the Designated bank Account	459,355,976	1,446,350,485
5	% of amount deposited in the Designated bank Account [(4)/(1)*100]	70%	70%
6	Shortfall/ (Excess) deposit (3-4)	-	-

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.



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Price Waterhouse (a Partnership Firm) converted into Price Waterhouse Chartered Accountants LLP (a Limited Liability Partnership with LLP identity no: LLPIN AAC-5001) with effect from July 25, 2014. Post its conversion to Price Waterhouse Chartered Accountants LLP, its ICAI registration number is 012754N/N500016 (ICAI registration number before conversion was 012754N)

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B.

Withdrawals

Sr. No.	Particulars	For the Fiscal year (amounts in INR)	Total for this project Rustomjee Azziano Wing D from FY 2018-19 to FY 2022-23 (Amounts in INR)
1	Opening Balance of Designated Bank Account	1,320,896	-
2	Total Deposits	459,355,976	1,446,350,485
3	Total amount withdrawn	453,568,968	1,439,242,581
4	Closing Balance	7,107,904	7,107,904

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 3 issued during the reporting period? - Yes

If No, Please provide the below details: -

Sr No.	Date of withdrawal	Amount of Excess Withdrawals
1.	Not Applicable	Not Applicable

C. Utilisation

We certify that, the Kapstone Construction Private Limited 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 of withdrawal	Amount of Excess Withdrawals
1.	Not Applicable	Not Applicable

D. Any Qualifications / Observations of CA

1.	Not Applicable	Not Applicable
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For Price Waterhouse Chartered Accountants LLP
Firm Registration Number: 012754N/ N500016

Priyanshu Gundana
Partner

Membership Number: 109553

UDIN: 23109553BGWNR15289

Place: Mumbai

Date: September 27, 2023