



Anjali Ghatkar & Co

CHARTERED ACCOUNTANTS

Anjali Ghatkar

B.Com, A.C.A.

A-204, Kalwa Jagruti CHS Ltd,
Opp. Shivaji Chowk,
Kalwa Naka,
Thane – 400 605
Mobile -9869236674 / 9833634098

Annexure F FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
K M Realty
Thane

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s K M Realty for the period from 01-04-2022 to 31-03-2023 with respect to MahaRERA Regn Number P51700024438

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/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of **M/s K M Realty** for the period ended **31-03-2023** and hereby certify that:
A. Deposits:

Sr No	Particulars	For this Fiscal Year Rs	Total for this project till date Rs
1	Total amount collected from allottees	12,42,86,214	26,13,09,667
2	% of amount to be deposited as per act	70	70
3	Amount to be deposited as per act (1*2)	8,70,00,350	18,29,16,767
4	Total amount deposited in the Designated Bank Account	8,70,00,350	18,29,16,767
5	% of Amount deposited in Designated Bank Account [(4) / (1) * 100]	100	100
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 / No)- Refer Observation

If No, please mention the amount not deposited – Not Applicable

B. Withdrawals:

Sr.No	Particulars	For this Fiscal Year Rs	Total for this project till date Rs.
1	Opening Balance of Designated Bank Account	1,70,03,309	62,60,000
2	Total Deposits	36,65,26,000	79,32,67,492
3	Total amount withdrawn	38,23,01,760	79,82,99,944
4	Closing Balance	12,27,549	12,27,549

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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 / No) - Refer Observations

If No, please provide the below details:

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
1.		
2.		



C. Utilisation:

I/We certify that, the **K M Realty** 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 utilised for Project Cost
1.		
2.		
3.		

D. Any Qualifications / Observations of CA

Sr. No.	Qualification / Observations
1.	Promoter has maintained more than 1 Bank accounts other than RERA Designated Bank Account, where customers receipts are deposited by promoters and amounts withdrawn from the said accounts is utilised for construction expenses of project, utilised for loan repayment, Interest payment, etc.
2.	Now, Form 5 is certified on the basis of the Audited Books of Accounts maintained by the promoters and other details / documents produced before us.

Agreed and Accepted by:

For K M Realty



Kshitij Mohan Shinde
Partner

Date: 22.11.2023

Yours Faithfully

For Anjali Ghatkar & Co
Chartered Accountants
FRN - 137539W

A.S. Ghatkar

Anjali Ghatkar
Proprietor
Membership No - 156459

Date: 22.11.2023

Place : Thane

UDIN : 23156459BGSQQU3617

