



VIRENDRA AGRAWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

602/603 Shubham Centre 2, Cardinal Gracious Road, Chakala, Andheri-East, Mumbai-400 099.

Email: vapa1955@gmail.com, Mobile: 88501 42239/88790 59222.

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 25/09/2023

To,
M/s Platinum Gruhnirman LLP,
901, Peninsula Heights,
C.D. Barfiwala Marg, Juhu Lane,
Andheri West, Mumbai - 400 058.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by "M/s Platinum Gruhnirman LLP" for the period from 01.04.2022 to 31.03.2023 with respect to MahaRERA Regn. Number - P51800032796.

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 & disclosures on Website) Rules 2017.
2. We have obtained all necessary information and explanation from the LLP, 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 "M/s Platinum Gruhnirman LLP" for the year ended on 31.03.2023 and hereby certify that:

A. Deposits

Sr. No.	Particulars	For the Fiscal Year	Total for this Project till 31.03.2023
1.	Total amount collected from allottees	17,35,57,500	18,06,27,500
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1 x 2)	12,14,90,250	12,64,39,250
4.	Total amount deposited in the Designated Bank Account	12,10,88,167	12,61,79,752
5.	% of Amount deposited in Designated Bank Account [(4)/(1)x100]	69.77%	69.86%
6.	Shortfall/ (Excess) deposit (3-4)	4,02,083	2,59,498

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, Except for a small shortfall as given above.

If No. Please mention the amount not deposited. - N.A.

B. Withdrawals

Sr. No.	Particulars	For the Fiscal Year	Total for this Project till 31.03.2023
1.	Opening Balance of Designated Bank Account	-	-
2.	Total Deposits	12,10,88,167	12,61,79,752
3.	Total amount withdrawn	10,82,56,187	11,33,47,772
4.	Closing Balance	1,28,31,980	1,28,31,980



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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.	N.A.	

C. Utilization

We Certify that the "Platinum Gruhnirman LLP" has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act. - Yes

If No, Please provide the below details: -

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
1.	N.A.	-

D. Any Qualification / Observation of CA

Sr. No.	Particulars
1.	Amount Collected as at 31.03.2023 from Allotees (Table No-A "Deposit" Sr. No - 1) reflects the amount which is net of Cancellation of bookings, Subvention Interest, and all other passthrough charges, whereas amount deposited in Designated Bank Account (Sr. No - 4) is all inclusive which leads to excess / Short deposit in Designated Bank Account. In our opinion M/s Platinum Gruhnirman LLP is in line with the guidelines issued by MahaRERA for deposit of 70% of amount in designated bank account.

For Virendra Agrawal & Associates
Chartered Accountants
FRN: 151047W

Virendra Kumar Agrawal
Proprietor
M. No.: 030543
UDIN: 23030543BGYQIA2790
Place: Mumbai
Date: 25/09/2023