



Umesh Aswani & Co.

Umesh Aswani

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CHARTERED ACCOUNTANTS

ANNEXURE F

FORM-5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
KGI REALTY PRIVATE LIMITED
(Through its Director Amit Anil Hotchandani)
RERA Project Name : KOHINOOR EDEN
MahaRERA Registration Number P51700030888
Mezzanine Floor, Sagarika Apt.,
Near Ghee Dry fruits, Opp Regency Hotel,
Chopda Court, Ulhasnagar - 421003.

Date : 30th Sept, 2023

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the **KGI REALTY PVT LTD** for the period from 01st April 2022 to 31st March 2023 with respect to MahaRERA Regn. Number P51700030888.

- This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017.
- 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.
- We hereby confirm that we have examined the prescribed register, books and documents, and the relevant records of **KGI REALTY PVT LTD** for the period ended **31st March, 2023** and hereby certify that :

A. Deposits :

Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
1	Total amount collected from Allottees	1,15,90,32,558	1,20,78,27,869
2	% of amount to be deposited as per the Act	70.00%	70.00%
3	Amount to be deposited as per the Act (1*2)	81,13,22,790	84,54,79,509
4	Total amount deposited in the designated bank Account	81,13,22,790	84,54,79,509
5	% of amount deposited in the designated bank Account (4/1*100)	70%	70%
6	Shortfall / Excess Deposit (3-4)	0	0

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 the allottees of the project units, as specified in the act, deposited in the designated RERA bank account ? (Yes/No) : Yes
If no please mention the amount not deposited

2 Woodland Complex, A-341, 3rd Floor, Furniture Bazaar, Ulhasnagar - 421 003.

2 Guru Atman, C-1806, Near Yogidham, Kalyan (W) - 421 301.



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B Withdrawals :

Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
1	Opening Balance of designated bank account	860,863	-
2	Total Deposits	830,572,846	878,729,565
3	Total Amount withdrawn	831,437,158	878,733,013
4	Closing Balance	-3,448	-3,448

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period ? (Yes/No) : Yes

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals
N.A	N.A	N.A

C Utilisation :

We certify that the **KGI REALTY PVT LTD** has utilized the amount withdrawn from designated bank account towards project cost only, as specified in the act. (Yes/No) : Yes

If No, Please provide the below details -

Sr. No.	Date	Amount not utilized for the project cost
N.A	N.A	N.A

D Any qualification / observations by CA :

Sr. No.	Qualification / Observation
1	
2	
3	
4	

Agreed & Accepted by
For KGI Realty Private Limited

Amit Hotchandani
Director

Date : 30.11.2023



Yours faithfully,

For Umesh Aswani & Co.
Chartered Accountants

CA Umesh Aswani
M. no. 604374
UDIN no. :
Place : Ulhasnagar
Date : 30.11.2023