



PRIYANKA KULKARNI & CO
Chartered Accountants

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Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 12/12/2023

To

MARVEL SIGMA HOMES PRIVATE LIMITED
301-302, jewel tower, Lane No.5, Koregaon Park,
Pune, Maharashtra, 411001

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **MARVEL SIGMA HOMES PRIVATE LIMITED** for the period from 01st April, 2020 to 31st March, 2021 with respect to MahaRERA Regn Number **P52100006797**

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.

I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of **MARVEL SIGMA HOMES PRIVATE LIMITED** for the period ended March 2021 and hereby certify that:

A. Deposits:

		For this Fiscal year 2020-21	Total for this project till March-2021
1.	Total amount collected from allottees	0	17,13,32,506



2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	0	0
4.	Total amount deposited in the Designated Bank Account	0	0
5.	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	70%	70%
6.	Shortfall/(Excess) deposit (3-4)	0	0

Amount collected/deposited at Sr. No. 1 & 2, does not include pass through charges and indirect taxes.

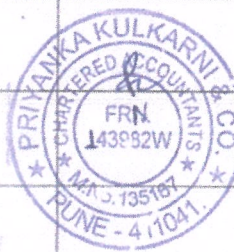
Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? (Yes / No)

The amount collected during the year and withdrawn includes a customer collection of Rs. 0.00 (70%) not deposited in Marvel Sigma Homes Private Limited Bounty J RERA Account.

Marvel Bounty J was on-going project at the time of registration, thus the amount collected and withdrawn till date includes an amount of Rs. 17,13,32,506/- collected and withdrawn prior to project RERA registration.

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	0	0
2.	Total Deposits	0	17,13,32,506
3.	Total amount withdrawn	0	17,13,32,506
4.	Closing Balance	0	0



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)

If No, Please provide the below details:-

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1	NA	NA

C. Utilisation

I/We certify that, Marvel Sigma Homes 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:-

S. No.	Date	Amount not utilised for Project Cost
1	NA	NA

D. Any Qualifications / Observations of CA

1.	My statements / observations in this certificate are based on the information / documents to the extent furnished to us. I have relied on the information / documents furnished to us by the company.
2.	This certificate is furnished solely for the purpose stated therein. I do not accept any responsibility whatsoever to any third party.
3.	We are not appointed statutory auditor of the company & Financials for the period not audited by us or by any other auditor.

Authorised By:

For Priyanka Kulkarni & Co
Chartered Accountants
FRN: 143982W

Priyanka Kulkarni

CA Priyanka Kulkarni
Proprietor
M.No 135167
UDIN: 23135167BGXZIJY6278



Agreed and Accepted by:

Signature of Promoter
Name: Vishwajeet Thavay
Date: 15/12/2023

