



ANAND K. CHOUDHARY & CO.

Chartered Accountants

Form 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
The Board of Directors,
Real Gem Buildtech Private Limited,
DB Central, Maulana Azad Road,
Rangwala Compound,
Jacob Circle
Mumbai-400011

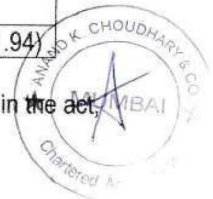
Subject: Report on Statement of Accounts on project fund utilization and withdrawal by Real Gem Buildtech Private Limited ("the Promoter") for the year ended March 31, 2023 with respect to MahaRERA Registration Number - P51900003268 project titled Rustomjee Crown - Phase I ("the Project") located at Survey No. 1043/ Plot B at G South 400 025, Ward G – South, Mumbai - 400 025.

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 and Maharashtra Real Estate Regulatory Authority (General) (Amendment) Regulations 2019. 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 Real Gem Buildtech Private Limited for the year ended March 31, 2023 and hereby certify that:

A. Deposits:

	Particulars	For the Fiscal year 2022-23 (Amount in Crore)	Total for this project till March 31, 2023 (Amount in Crore)
1	Total amount collected from allottees	58.83	1101.66
2	% of amount to be deposited as per act	70%	70%
3	The amount to be deposited as per Act (1*2)	41.18	771.16
4	The amount deposited in the Designated bank Account	41.53	913.10
5	% of amount deposited in the Designated bank Account [(4)/(1)*100]	71%	83%
6	Shortfall/ (excess) deposit (3-4)	(0.35)	(141.94)

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





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B. Withdrawals

		For the Financial year 2021-22 (Amount in Crore)	Total for this project till March 31, 2022 (Amount in Crore)
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	41.53	913.10
3	Total amount withdrawn	41.53	913.10
4	Closing Balance	-	-

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

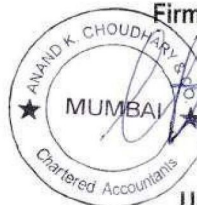
C. Utilisation

We certify that, the Real Gem Buildtech Private Limited has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D. Any Qualifications / Observations of CA:

1. We have relied upon the Certificate of M/s V.A. Shimpi & Associates, Chartered Accountants, dated 20th September, 2023.
2. The information certified in the above certificate pertains only to the Share of Real Gem Buildtech Private Limited in the Project.

For Anand K Choudhary & Co.
Chartered Accountants
Firm Registration No.: 146936W



Anand K Choudhary
M. No.: 166654
UDIN: 23166654BGXAWI9501

Date: 27th September 2023
Place: Mumbai