



Annexure F

FORM 5

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 16th December, 2023

To,
Right Channel Constructions Pvt. Ltd.
Delta House, CTS No. 223A/1, 223/1,
Ram Mandir Road, Ghas Bazar,
Goregaon East, Mumbai – 400 067.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s. Right Channel Constructions Private Limited for the period from 01st April, 2017 to 31st March, 2018 with respect to MahaRERA Regn. Number P51800003828 (Delta House).

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, Rate of Interest and Disclosures on Website) Rules, 2017.
2. We have obtained all the necessary information and explanations from the Firm, 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 Right Channel Constructions Private Limited for the period ended 31st March 2018 and hereby certify that:

A. Deposits:

Sr. No.	Particular	For this fiscal year (i)	Total for this project till date (ii)
1.	Total Amount Collected from Allottees	Nil	Nil
2.	% of amount to be deposited as per act	70	70

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

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 allottees of the project units, as specified in the act, deposited in the designated RERA Bank Account? – **Yes.** (Refer note 5 and 6)

B. Withdrawals:

Sr. No.	Particular	For this fiscal year (i)	Total for this project till date (ii)
1.	Opening Balance of Designated Bank Account	Nil	Nil
2.	Total Deposit	Nil	Nil
3.	Total Amount Withdrawn	Nil	Nil
4.	Closing Balance	Nil	Nil

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, Form 3 issued during the reporting period? – *As per the management representation, the amount withdrawn is within the withdrawal limit as prescribed under the MahaRERA Act. However, the MahaRERA forms have not been provided to us for verification.*

If no, please provide the below details:

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawal
1.		

C. Utilization:

We certify that, the Firm has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. – **Yes**

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Circular stamp: **RIGHT CHANNEL CONSTRUCTIONS PVT. LTD. MUMBAI**

Handwritten signature
Circular stamp: **GDP & ASSOCIATES**
FIRM REG. NO. 152912W
MUMBAI
CHARTERED ACCOUNTANTS



If no, please Provide the below details

Sr. No.	Date	Amount not utilized for Project Cost
1.		

D. Any Qualification / Observations of Chartered Accountant:

Sr. No.	Qualification / Observations
1.	The values mentioned in the column of Deposits (Table A) and Withdrawals (Table B) have been taken on the basis of net value of customers after reversals.
2.	The Promoter has considered the RERA 70% bank account to be the designated bank of the project for the purpose of reporting in Table E of the MahaRERA Form 3.

Agreed and accepted by:

For **RIGHT CHANNEL CONSTRUCTIONS**
PRIVATE LIMITED

Akhilesh D. Pandey
(Director)



Date: 16th December, 2023

Place: Mumbai

For **G D P & ASSOCIATES**
CHARTERED ACCOUNTANTS
FIRM REGN No.: 152912W

CA. Govind Gopal Sharma
(Partner)

M. No.: 132454

UDIN: 23132454BGWGLB9775



Date: 16th December, 2023

Place: Mumbai