

J SANGANI & ASSOCIATES

E-403, Riddhi Avenue, Chikwadi, Borivali West, Mumbai – 400092.
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Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANTS CERTIFICATE

Date : 23-10-2023

To,
Kaustubh Construction Private Limited
401, Gundecha Solitaire, W.E. Highway,
Nr. Broadway Cinema, Borivali East,
Mumbai, Maharashtra – 400 066

SUBJECT :- Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Kaustubh Construction Pvt Ltd for the period from April 2022 to March 2023 with respect to the project Primrose having MahaRERA Registration Number P51800046761 situated on the plot bearing C.T.S. No. 1C/1/167, village Kandivali, Plot No:-216, RDP-8 Sector-4, Charkop Kandivali West Mumbai.

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) Rule, 2017.
2. I have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of M/s. Kaustubh Construction Pvt Ltd for the period ended Mar-2023 and hereby certify that:

A. Deposits :-

Sr No.	Particulars	For this Fiscal Year ended Mar-23	Total for this project till date 31-03-2023
1.	Total amount collected from allottees	2,84,28,317/-	2,84,28,317/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	1,98,99,822/-	1,98,99,822/-
4.	Total amount deposited in the Designated Bank Account	1,55,00,444/-	1,55,00,444/-
5.	% of Amount deposit in Designated Bank Account $[(4)/(1)*100]$	54.52%	54.52%
6.	Shortfall / Excess deposit (3-4)	(43,99,378/-)	(43,99,378/-)

Amount collected / deposited at Sr. No. 1 & 3, shall not include pass-through charges and indirect taxes.

The deposit amount of Rs.73,39,284/- in serial no. 01 is received in a bank account other than RERA Bank Account.

The amount in Sr. No. 04 includes portion of indirect taxes collected from allottees and deposited in RERA Account

The shortfall deposit is due to the amount received in bank account other than RERA Bank Account.

B. Withdrawals

Sr No.	Particulars	For this Fiscal year ended Mar-2023	Total for this project till date 31-03-2023
1.	Opening Balance of Designated Bank Account	-	-
2.	Total Deposits	1,55,00,444/-	1,55,00,444/-
3.	Total amount withdrawn	1,29,07,000/-	1,29,07,000/-
4.	Closing balance	25,93,444/-	25,93,444/-

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

C. Utilisation

I certify that, the M/s Kaustubh Construction Private Limited has utilized the amounts withdrawn from designated bank account towards projects cost only, as specified in the act.

D. Any Qualifications / Observations of CA

1.	Not Applicable
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Yours Faithfully,
For J Sangani & Associates
Chartered Accountants
Firm Registration No.157953W

Jigar Sangani
Proprietor
Membership No.601183
UDIN : 23601183BGRWBQ3121
Place : Mumbai
Date : 23-10-2023

Agreed and Accepted by:

Name : Pramod Gawankar
Date : 23-10-2023