



Form 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To
M/s. Brookefield Constructions Private Limited
601-602, Sant Niwas,
394 Linking Road, 14th Road Corner,
Andheri, Mumbai,
Khar West - 400052

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Brookefield Constructions Private Limited for the period from 24/05/2022 to 31/03/2023 with respect to MahaRERA Regn Number - P51800045571

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. We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in our opinion are necessary for this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents and the relevant records of Brookefield Constructions Private Limited for the period ended 31/03/2023 and hereby certify that:

A. Deposits:

S. No.	Particulars	F.Y. 2022-23 (24/05/2022 to 31/03/2023)	Till date i.e. (24/05/2022 to 31/03/2023)
1	Total amount collected from allottees	12,47,94,652	12,47,94,652
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	8,73,56,256	8,73,56,256
4	Total amount deposited in the Designated Bank Account	6,68,69,824	6,68,69,824
5	% of amount deposited in the Designated Bank Account [(4)/(1)*100]	53.58%	53.58%
6	Shortfall/Excess deposit (3-4)	2,04,86,432	2,04,86,432

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)



If No, Please mention the amount not deposited - Refer Annexure A

B. Withdrawals:

S. No.	Particulars	F.Y. 2022-23 (24/05/2022 to 31/03/2023)	Till date i.e. (31/03/2023)
1	Opening Balance of Designated BankAccount	-	-
2	Total Deposits	6,68,69,824	6,68,69,824
3	Total Amount withdrawn	6,68,69,824	6,68,69,824
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As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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/No)

If No, please provide the below details:-

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

C. Utilisation:

We certify that, Brookefield Constructions 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 utilized for Project Cost
1		



D. Any Qualifications/Observations of CA:

1	The project's commencement date is established in accordance with the RERA Certificate issued by MahaRERA, dated May 24th, 2023.
2	The Total funds collected from allottees have been derived from the unaudited books of accounts, as presented by the management of the promoter. On a comprehensive assessment of the promoter's books of accounts, it has come to light that the promoter partially maintains a Designated RERA Bank account for the project at HDFC Bank, bearing account number 50200064903682, as mandated by Section 4(2)(1)(D) of the Act.
3	The Total short deposit in RERA collection account amounts to Rs. 2,04,86,432. Out of which, an amount collected from allottees amounting to Rs. 1,04,99,000/- were firstly received in current account of the promoter and subsequently corrected by transferring an amount equivalent from current account to RERA collection account. such, subsequent correction has been considered to be shortfall and reference has been made in Annexure A.

For M/s Gaurav S Rajpal & Co.
Chartered Accountant
FRN :-159009W

CA Gaurav S Rajpal
M.No. 618490
Date :27-09-2023
Place: Navi Mumbai
UDIN :- 23618490BGZWQJ3468



Annexure A		
Vaswani BelAir - M/s. Brookefield Constructions Private Limited		
Date	F.Y. 2022-23 (24/05/2022 to 31/03/2023)	Till date i.e. (24/05/2022 to 31/03/2023)
	Shortfall / Excess Deposit (70%)	Shortfall / Excess Deposit (70%)
A) Advance against additional area received in Current Account		
05-04-2022	16,63,200	16,63,200
05-04-2022	4,15,800	4,15,800
11-04-2022	28,41,300	28,41,300
11-04-2022	3,50,000	3,50,000
11-04-2022	48,00,390	48,00,390
11-04-2022	14,33,110	14,33,110
13-04-2022	16,52,805	16,52,805
19-04-2022	17,50,000	17,50,000
22-04-2022	35,00,000	35,00,000
26-04-2022	17,150	17,150
11-05-2022	9,80,000	9,80,000
18-05-2022	5,54,400	5,54,400
18-05-2022	5,600	5,600
18-05-2022	1,38,600	1,38,600
SUB-TOTAL (A)	2,01,02,355	2,01,02,355
B) Agreement value receivable from Customer adjusted against Rent payable and Corpus payable to allottees.		
30-06-2022	20,65,132	20,65,132
30-06-2022	21,34,868	21,34,868
06-03-2023	7,74,424	7,74,424
06-03-2023	8,00,576	8,00,576
30-03-2022	4,11,600	4,11,600
SUB-TOTAL (B)	61,86,600	61,86,600



C) Tax deducted at source by the allottees.		
04-04-2022	16,800	16,800
04-04-2022	4,200	4,200
11-04-2022	28,700	28,700
11-04-2022	66,500	66,500
18-05-2022	1,400	1,400
17-08-2022	11,200	11,200
17-08-2022	2,800	2,800
11-02-2023	27,825	27,825
04-03-2023	40,950	40,950
06-03-2023	7,744	7,744
06-03-2023	8,006	8,006
SUB-TOTAL (C)	2,16,125	2,16,125
D) Other than customer receipts in RERA Account		
26-05-2022	(700)	-700
30-05-2022	(73,49,300)	-73,49,300
SUB-TOTAL (D)	-73,50,000	-73,50,000
E) Collection from allottee short tranferred from 100% RERA account to 70% Designated RERA Account		
31-03-2023	13,31,352	13,31,352
SUB-TOTAL (E)	13,31,352	13,31,352
GRAND TOTAL (A+B+C+D+E)	2,04,86,432	2,04,86,432