



# Krishna R. Moondra & Associates LLP

Chartered Accountants

FORM - 5

(See Regulation 4)

## ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT CERTIFICATE

To,  
The Director  
**La Mer Developers Pvt. Ltd.**  
Shop No. 21, The Full Stop Mall,  
Plot No. 1, Sector - 19, Sanpada,  
Navi Mumbai - 400 705.

Sub: **Report on the Statement of Accounts on Project fund utilisation and withdrawal by La Mer Developer Pvt. Ltd. for the period from 1<sup>st</sup> April, 2022 to 31<sup>st</sup> March, 2023 with respect to its project "La Mer Regency", having MahaRERA Regn. Number P52000034668.**

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 Disclosure on Website) Rules, 2017.
2. We have obtained all necessary information and explanation from the **La Mer Developer Pvt. Ltd.**, 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 the **La Mer Developers Pvt. Ltd.** for the year ended on 31<sup>st</sup> March, 2023 and hereby certify that:-

### Deposits

| Sr. No. | Particulars                              | For this Fiscal year | Total for this project till date |
|---------|------------------------------------------|----------------------|----------------------------------|
| 1.      | Total amount collected from allottees    | 12,64,70,489         | 14,09,70,489                     |
| 2.      | % of amount to be deposited as per act   | 70%                  | 70%                              |
| 3.      | Amount to be deposited as per act (1 *2) | 8,85,29,342          | 9,86,79,342                      |

#### MUMBAI OFFICE

1206, Eco Star, Vishveshwara Nagar, Off Aarey Road, Behind Hotel Udipi Vihar, Goregaon (East), Mumbai - 400 063. Tel.: 022 2927 7297/98.

#### PANVEL OFFICE

Shop No 21, Neel Empress, Plot No. 92/93, Sector No. 1 (S), Below HDFC Bank, New Panvel - 410 206. Tel.: +91 22 2745 2603

|    |                                                                |               |               |
|----|----------------------------------------------------------------|---------------|---------------|
| 4. | Total amount deposited in the Designated Bank Account          | 12,64,70,489  | 14,09,70,489  |
| 5. | % of Amount deposited in Designated Bank Account [(4)/(1)*100] | 100.00%       | 100.00%       |
| 6. | Shortfall / (Excess) deposit (3-4)                             | (3,79,41,147) | (4,22,91,147) |

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 / No).

If No. Please mention the amount not deposited.

| Sr. No. | Allottee Name | Date of receipt | Amount not deposited |
|---------|---------------|-----------------|----------------------|
|         |               |                 |                      |

#### B. Withdrawals

| Sr. No. | Particulars                                | For this Fiscal year | Total for this project till date |
|---------|--------------------------------------------|----------------------|----------------------------------|
| 1.      | Opening Balance of Designated Bank Account | ---                  | --                               |
| 2.      | Total Deposits                             | 12,64,70,489         | 14,09,70,489                     |
| 3.      | Total Amount Withdrawn                     | 11,85,21,017         | 13,30,21,017                     |
| 4.      | Closing Balance                            | 79,49,472            | 79,49,472                        |

- 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:-

|    | Date of withdrawal | Amount of Excess Withdrawals |
|----|--------------------|------------------------------|
| 1. |                    |                              |
| 2. |                    |                              |

#### C. Utilisation

We certify that, the **La Mer Developers Pvt. Ltd.** 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:-

| Sr. No. | Date | Amount not Utilised for the Project |
|---------|------|-------------------------------------|
| 1.      |      |                                     |
| 2.      |      |                                     |

**D. Any Qualifications / Observations of CA :-**

| Sr. No. | Qualifications / Observations                                                                                                                              |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | The Company has changed its RERA Account from HDFC bank Ltd. To State Bank of India during the period. We have considered the amount in both the accounts. |
| 2.      | The Company has availed financial assistance from State Bank of India to the extent of Rs. 25.00 Crs. For its project Lamer Regency.                       |
| 3.      | The Company has mortgaged the project in favour of its lender, i.e. State Bank of India.                                                                   |
| 4.      | The Company has withdrawn from RERA Account to meet the project expenses.                                                                                  |

Yours' faithfully,  
for **Krishna R. Moondra & Associates LLP**  
Chartered Accountants

*Nikhil Kumar Pagariya*



**CA Nikhil Kumar Pagariya**  
Partner

M.No. 045008/ FRN No. 114488W/ W100748.  
UDIN No. : 23153344BGXVVB1562  
Place : Panvel.  
Dated: 12<sup>th</sup> December, 2023.

Agreed and Accepted by  
for **La Mer Developers Pvt. Ltd.**

*Dhanesh P. Mehta*

**Dhanesh P. Mehta**



Partner.  
Place : Navi Mumbai  
Dated: 12<sup>th</sup> December,, 2023.