



FORM 5(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

To,
Five Star Construction Company,
ANP Retreat,
Office no 202 & 301, 2nd Floor, ANP One,
Balewadi Highstreet, Baner, Haveli, Pune-411045.

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Five Star Construction Company,
for the period from 01/4/2022 to 31/3/2023 with respect to MahaRERA Regn Number -P52100034557

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. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended 31/3/2023 and hereby certify that:

A. Deposits:			Amount (Rs.)
Sr.No.	Particulars	For this Fiscal year from 01.04.22 to 31.03.23	Total for this project till date
1	Total amount collected from allottees	10,04,44,492	10,04,44,492
2	% of amount to be deposited as per the Act	70%	70%
3	Amount to be deposited as per the Act (1*2)	7,03,11,144	7,03,11,144
4	Total amount deposited in the Designated Bank Account	6,99,83,929	6,99,83,929
5	% of amount deposited in the designated Bank account[(4)/(1)*100]	70%	70%
6	Shortfall/(Excess) deposit (3-4)	3,27,215	3,27,215

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes. However due to Bank system error an extra amount disbursed recovered from 70% account.

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

If No. Please mention the amount not deposited - Not Applicable

The designated RERA account a/c is SBI - 00000040838057796 - 70%

B. Withdrawals			Amount (Rs.)
Sr.no.	Particulars	For this Fiscal year from 01.04.22 to 31.03.23	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	6,99,83,929	6,99,83,929
3	Total amount withdrawn	6,85,26,290	6,85,26,290
4	Closing Balance	14,57,639	14,57,639

As specified in the Act, 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, as on 31-03-2023

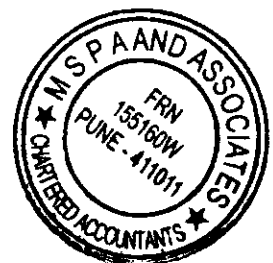
If No. Please mention the amount not deposited - Not Applicable

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
NA	NA	NA

Lloyds Chambers, Office No.410, Block III, 409, Mangalwar Peth, Near Ambedkar Bhavan, Pune 411011.

E-mail ID: gst@mspa.tax, incometax@mspa.tax

Telephone/Mobile: 020 41257441, 9623223535, 9822784504



C.Utilisation

I/We certify that, the Five Star Construction Company, has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No. Please mention the amount not deposited - Not Applicable

Sr. No.	Date	Amount not utilised for Project Cost
NA	NA	NA

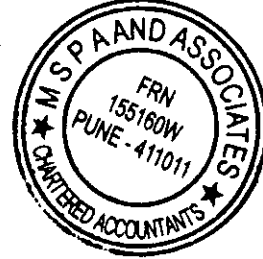
D.Any Qualifications / Observations of CA

1	There is balance in SBI - 00000040838054977 - 100% which is as a result of late clearing of cheque.
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Yours Faithfully,
For M S P A AND ASSOCIATES
Chartered Accountants
Firm Registration Number: 155160W



Name: Milind Deendayal Sharma
Membership Number: 048897
UDIN: 23048897BGWQFJ3522



Agreed and Accepted by:
Five Star Construction Company,



Signature of Promoter

Date: 30-09-2023

