

MEHTA BHARAT & ASSOCIATES

CHARTERED ACCOUNTANTS

Ref : M032/2023

Dated : 23rd February, 2023

UDIN : 23031818BGVWEI7740

FORM 5

(See Regulation 4)

[Maharashtra Real Estate Regulatory Authority (General) Regulations 2017, (as amended)]

Annual Report on Statement of Accounts Chartered Accountant's Certificate

To,
HASTI BUILDCON,
06, K.K. Smruti, S.N. Mehta Marg,
New Maneklal Estate,
Mumbai Suburban – 400086

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by M/S. Hasti Buildcon (Promoter) for the period from 01-04-2021 to 31-03-2022 with respect to MahaRERA Registration No. P51700015874

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 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 Hasti Buildcon for the period ended 31-03-2022 and hereby certify that:

2, Moti Villa, Azad Road, Vile Parle (E), Mumbai - 400 057.

Tel. : Off. : 2618 3609 / 2612 6792 / 2612 0471

Email : cbmassociates@gmail.com

A. Deposits

Sr. No	Particulars	For the Fiscal Year – 01 st April 2021 to 31 st March, 2022 (RS.)	Total for the Project till date, as at 31 st March, 2022 (RS.)
1	Total amount collected from allottees	99,50,000/-	2,11,20,137/-
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per act (1*2)	69,65,000/-	1,47,84,096/-
4	Total amount deposited in the Designated Bank Account	99,50,000/-	2,11,20,137/-
5	% of Amount deposited in Designated Bank Account [(4)/(1) * 100]	100%	100%
6	Shortfall / (Excess) deposit (3-4)	(29,85,000/-) Excess Deposited	(63,36,042/-) Excess Deposited

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)

B. Withdrawals (From Designated RERA Bank Account)

Sr. No	Particulars	For the Fiscal year	Total for the Project till date
AS PER ANNEXURE 1 TO FORM 5, ATTACHED			

*Note:

- 1) The Promoters have opened Separate Bank Account with Corporation Bank Ltd (A/c No. CBCA 01002145), for the Project, since 17th June 2015 & said Bank Account, is subsequently classified as "Designated Bank Account" under MahaRERA Regulations, with effect from 28th March, 2018, being, the date of the Registration of the Project. Subsequently, Corporation Bank Ltd got merged with Union Bank Limited on 01.04.2020 and the promoters were informed by the bankers that the account number has now been changed on account of the said merger. The revised details of the said account are tabulated below for reference and record purposes.

Bank Name : Union Bank of India

Account No : 510101006209598

IFSC Code : UBIN0903680

- 2) The figures of the Withdrawals, as given in the Annexure 1 of Form 5 attached herewith, represents. figures for the Period: From 17th June 2015 to 31st March, 2022

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: -

Sr No.		Date of withdrawal	Amount of Excess Withdrawals
NOT APPLICABLE			

C. Utilisation

We certify that, M/s Hasti Buildcon 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	Number of Excess Withdrawals
NOT APPLICABLE		

D. Any Qualification/ Observations of CA

1.	M/s Hasti Buildcon has contributed its own capital including secured & unsecured loan which is utilised for development of project.
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Agreed and accepted by:

Signature of Promoter
Name: Hiren Jivraj Patel
Date: 23rd February, 2023

FOR MEHTA BHARAT & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN 106192W

B. H. MEHTA
PROPRIETOR
MRN 031818



PLACE : MUMBAI

FORM 5
[Regulation 4]
[Maharashtra Real Estate Regulatory Authority (General) Regulations 2017, (as amended)]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

MaharERA Registration Number P51700015874, dated 28th March, 2018 of HASTI BUILDCON

ANNEXURE 1 TO FORM 5
B. Withdrawals* From the Designated Bank Account (Refer Notes)

Sr. No	Particulars	For the Fiscal Year/ Period – 17th June 2015 To 31st March 2016 (RS.)	For the Fiscal Year 01st April 2016 To 31st March 2017 (RS.)	For the Fiscal Year 01st April 2017 To 31st March 2018 (RS.)	For the Fiscal Year 01st April 2018 To 31st March 2019 (RS.)	For the Fiscal Year 01st April 2019 To 31st March 2020 (RS.)	For the Fiscal Year 01st April 2020 To 31st March 2021 (RS.)	For the Fiscal Year 01st April 2021 To 31st March 2022 (RS.)	Total for the Project till date, as at 31st March, 2022 (RS.)
1	Bank Account opened on 17th June, 2015/ B/F Opening Balance	10,000	1,334	(30,863)	100	65,755	5,83,139	16,47,385	10,000
2	Total Deposits During The Financial Year / Till Date (B)	-	-	-	-	-	-	-	-
2A	Amount Collected From Allottees	-	-	-	1,36,537	90,94,690	19,38,910	99,50,000	2,11,20,137
2AA	Amount Collected From Allottees For Pass Through Charges & Indirect Taxes / Others	-	-	-	8,200	-	-	-	8,200
2B	Contra Entries From Own Another Bank Account	-	-	-	-	-	-	25,247	25,247
2C	Advances repaid	-	50,000	23,91,000	62,000	1,40,000	8,31,500	-	34,74,500
2D	Borrowings For The Project	1,52,50,000	33,51,000	13,50,000	21,50,000	-	1,71,79,002	1,93,53,000	5,86,33,002
2E	Capital Introduced By The Partners	24,00,000	51,58,000	50,01,000	49,15,000	40,000	7,05,000	33,66,225	2,15,85,225
2F	Cash Deposited	-	-	49,500	-	-	-	-	49,500
2	Total Deposits During The Financial Year / Till Date (B)	1,76,50,000	85,59,000	87,91,500	72,71,737	92,74,690	2,06,54,412	3,26,94,472	10,48,95,811
3	Total of (A + B)	1,76,60,000	85,60,334	87,60,637	72,71,837	93,40,445	2,12,37,551	3,43,41,857	10,49,05,811
4	Total Amount Withdrawn During The Financial Year / Till Date (C)	-	-	-	-	-	-	-	-
4A	Amount Paid For Project Work	20,49,300	71,18,839	54,18,134	61,45,636	77,11,240	1,75,42,858	2,72,52,477	7,32,38,484
4B	Contra Entries To Own Another Bank Account	-	-	-	50,000	-	500	-	50,500
4C	Advances given	25,00,000	6,00,000	5,31,000	-	1,40,000	3,31,500	-	41,02,500
4D	Cash Withdrawn	15,00,000	50,000	4,00,000	3,90,000	60,000	-	5,50,000	29,50,000
4E	Repayment Of Project Borrowings	28,00,000	8,00,000	24,01,000	-	-	6,50,000	53,21,000	1,19,72,000
4F	Capital Withdrawn By The Partners	-	10,000	-	10,000	1,00,000	1,77,880	45,000	3,42,880
4G	Deposit against Plot	88,00,000	-	-	5,00,000	-	-	-	93,00,000
4H	Amount Paid For Administrative Expenses / Bank Charges	9,366	12,358	10,403	66,446	4,25,862	8,47,593	8,37,298	22,09,326
4I	Amount paid for Pass Through Charges & Indirect Taxes / Others	-	-	-	4,000	1,00,000	-	1,01,486	2,05,486
4J	Amount Paid For TDS for Project Work	-	-	-	40,000	2,20,204	39,835	1,13,138	4,13,177
4	Total Amount Withdrawn During The Financial Year / Till Date (C)	1,76,58,666	85,91,197	87,60,537	72,06,082	87,57,306	1,95,90,166	3,42,20,399	10,47,84,353
5	Closing Balance Of Bank Account, C/F, "Designated Bank Account" (3 – 4) (A + B) – C)	1,334	(30,863)	100	65,755	5,83,139	16,47,385	1,21,459	1,21,459
6	Total Withdrawal for Fiscal Financial Year	-	-	-	70,782.00	85,11,550.55	2,91,524.65	98,28,541.37	-
7	Total Withdrawal of the Project Till Date	-	-	-	70,782.00	85,82,332.55	88,73,857.20	1,87,02,398.57	-

