

MEHTA BHARAT & ASSOCIATES

CHARTERED ACCOUNTANTS

Ref : M010/2024
Dated : 12th February, 2024
UDIN : 24031818BKAKDP6524

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 01-04-2022 to 31-03-2023 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 project PARVATI HEIGHTS for the period ended 31-03-2023 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 this Fiscal Year	Total for this Project till date
1	Total amount collected from allottees	1,44,08,727	3,55,28,864
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	1,00,86,109	2,48,70,205
4	Total amount deposited in Designated Bank Account	1,44,08,727	3,55,28,864
5	% of Amount deposited in Designated Bank A/c $[(4)/(1)*100]$	100%	100%
6	Shortfall / (Excess) deposited (3 - 4)	(43,22,618) Excess Deposited	(1,06,58,659) 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~~)

Advances received on account of sale of flats are deposited in the regular bank account of the firm. The firm is of the view, since all the deposits are used towards construction of the project no designated account is required to be opened.

B. Withdrawals

Sr. No.	Particulars	For this Fiscal Year	Total for this Project till date
AS PER ANNEXURE 1 TO FORMS ATTACHED			

*Note:

- 1) *The Promoters have opened Separate Bank Account with Corporation Bank Ltd (A/c No. CBCA 01002145) (Now known as Union Bank of India), 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 of India 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, 2023*

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.	Particulars	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.
---	---

Agreed and accepted by:

Signature of Promoter
Name: Hiren Jivraj Patel
Date: 12th February, 2024

FOR MEHTA BHARAT & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN 106192W

B. H. MEHTA
PROPRIETOR
MRN 031818
Place: Mumbai

