



Annexure F

FORM 5

[See Regulation 4]

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS  
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 08/01/2024

To  
P Square Builders & Developers  
Shop No. 25 Ground Floor,  
Sukhlaji Street, Lambi Chawl,  
Kamathipura, Mumbai Central,  
Mumbai, 400008

**SUBJECT:** Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **P Square Builders & Developers**. [Project Ganga Avenue] for the period from 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023 with respect to **MahaRERA Regn. Number P51900046558**

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 my/our opinion are necessary for the purpose of this certificate.
3. I hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records Pvt of P Square Builders & Developers for the period ended 31<sup>st</sup> March 2023 and hereby certify that:



### A. Deposits

		For This Fiscal Year 2022-23	Total for this project till date 31.03.2023
1.	Total amount collected from allottees	3,66,00,910	3,66,00,910
2.	% of amount to be deposited as per act	100%	100%
3.	Amount to be deposited as per act (1*2)	3,66,00,910	3,66,00,910
4.	Total amount deposited in the Designated Bank Account	1,26,31,786	1,26,31,786
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	35%	35%
6.	Shortfall/Excess deposit (3-4)	2,39,69,124	2,39,69,124

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) : **No**

If No, please mention the amount not deposited – 2,39,69,124

### B. Withdrawals

		For This Fiscal Year 2022-23	Total for this project till date 31.03.2023
1.	Opening Balance of Designated Bank Account	-	-
2.	Total Deposits	1,26,31,786	1,26,31,786
3.	Total amount Withdrawn	1,25,28,498	1,25,28,498
4.	Closing Balance	1,03,288	1,03,288



As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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) : Yes

If No, please provide the below details:-

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1	Not Applicable	Not Applicable

### C. Utilisation

We certify that, the **P Square Builders & Developers** 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	Not Applicable	Not Applicable

### D. Any Qualifications / Observations of CA

1	The Promoter has deposited Rs. 2,39,69,124/- short in the designated bank account but the amount deposited in ordinary account has been utilized for the project.
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Yours Faithfully,

For M/s. Pramod & Associates

Chartered Accountants

(Firm Registration No. 001557C)



Vipul I Sheth

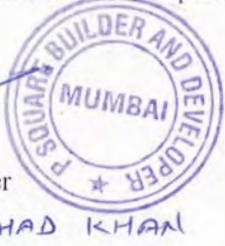
Partner

(Membership No. 101282)

Place : Mumbai

Date : 8<sup>th</sup> January,2024

Agreed and Accepted by: P Square Builders & Developers.

  
Signature of Partner  
Name: UMARSHAD KHAN

Date: 8<sup>th</sup> January ,2024

UDIN : 24101282BKARVB9122