



C. M. LAD & ASSOCIATES CHARTERED ACCOUNTANTS

301, 3rd Floor, Manovi City Centre, Above Indian Overseas Bank, Near Gurudev Hotel,
R. P. Road, Kalyan (West) - 421 301. Dist. Thane, Maharashtra.

To

M/s. Phoenix Buildcon , Project Name :- Phoenix Aura,
S.no. 28 H.no. 4/C & S.no. 28 H.no. 4/G,
Khadakpada,
Kalyan (W) – 421301.

SUBJECT : Report on statement of Accounts on project fund deposit, utilization and withdrawal by Phoenix Buildcon for period from 08/12/2022 to 31/03/2023 with respect to MahaRERA Registration Number P51700048094.

1. This Certificate is issued in accordance with the provisions of 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 We have Examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended 31/03/2023 and hereby certify that:

A. Deposits

Sr. No.		For the Fiscal Year	Total for this project till date
1.	Total amount collected from allottees	0	0
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	0	0
4.	Total amount deposited in the Designated Bank Account	26,000	26,000
5.	% of amount deposited in Designated Bank Account [(4)/(1)*100]	0%	0%
6.	Shortfall/Excess deposit (3-4)	(26,000)	(26,000)

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.

If No, please mention the amount not deposited.

B. Withdrawals

Tel. : 0251-2222 021 / 0251-2222 022
E-mail : ecmlad@gmail.com • www.cacml.com

Sr. No.		For this Fiscal Year	Total for this project till date
1.	Opening Balance of Designated Bank account	0	0
2.	Total Deposits	26,000	26,000
3.	Total amount withdrawn	472	472
4.	Closing Balance	25,528	25,528

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting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

If No, Please provide the below details:-

S. No.	Date of Withdrawal	Amount of excess Withdrawals
1.	N.A.	N.A.

C. Utilisation

I/We certify that, the Phoenix Realty 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.	N.A.	N.A.

D. Any Qualifications / Observations of CA

1.	No amount has been collected from allottees for the given period, amount deposited is mere inter-firm transfer.
2.	-
3.	-

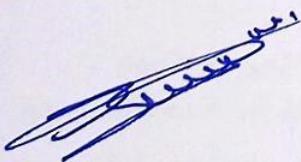
Yours Faithfully,



CA. Deepak A. Darji
Partner

C. M. Lad & Associates
UDIN: 24113803BKCEZN1490
Membership No. - 113803

Agreed and Accepted by:



Signer of Promoter

Name: Phoenix Buildcon
(PARTNER)

Date: 07/03/2024