

FORM 5**(See Regulation 4)****ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY/FIRM)****ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)**Date : 22nd November, 2023

To.

M/S. KANUNGO PROPERTY
812, 8th Floor, Panchsheel Plaza,
N.S. Patkar Marg, Gamdevi,
Mumbai – 400 007.**SUBJECT :** Report on. Statement of Accounts on project fund deposit, utilization and withdrawal by M/s. Kanungo Property for the period from 1st April 2022 to 31st March, 2023 with respect to MahaRERA Regn Number P51700049442

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.

4. 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 and hereby certify that:

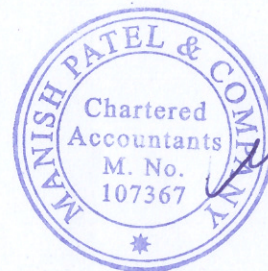
A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	15,21,000	15,21,000
2.	% of amount to be deposited as per act	70 %	70 %
3.	Amount to be deposited as per act (1*2)	10,64,700	10,64,700
4.	Total amount deposited in the Designated Bank	10,64,700	10,64,700
5.	% of Amount deposited in Designated Bank Account [(4)1(1)* 100]	70 %	70 %
6.	Shortfall/Excess deposit (3-4)	Nil	Nil

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)

If No. Please mention the amount not deposited.



B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	--	--
2.	Total Deposits	22,74,700	22,74,700
3.	Total amount withdrawn	22,13,143	22,13,143
4.	Closing Balance	61,557	61,557

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 I, 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 Withdrawal
1.	NA	

C. Utilization

I/We certify that, M/s. Kanungo Property has utilized the amount withdrawn from registered bank account towards project cost only, as specified in the act.

If No, Please provide the below details:-

Sr. No.	Date	Amount not utilized for Project cost
1.	NA	

D. Any Qualifications / Observation of CA

1.	NA
2.	
3.	
4.	

Yours faithfully,

For Manish Patel and Company,
Chartered Accountants
Firm Reg No. 126272W

Proprietor

Manish Patel

Mem No. : 107367

Mumbai, Date : 22nd November, 2023

UDIN : 23107367BGUCYB1681



Agreed and accepted by

Signature of Promoter

Name : Mahendra M. Kanungo

Date : 22/11/2023.

