

Partners :

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Chaturvedi Sohan & Co.

Chartered Accountants

FRN - 118424W

FORM 5
[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To M/S. Charisma Builders Limited,
Kamal Kunj, First Floor,
Central Avenue Road,
Chembur,
Mumbai 400071

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by M/S. Charisma Builders Limited for the period from April 2019 to March 2020 with respect to MahaRERA Regn. Number P51800020854.

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 Company, 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 record of M/S. Charisma Builders Limited for the period ended 31st March 2020 and hereby certify that:
 - i. M/S. Charisma Builders Limited have completed 32 % of the project titled SAMARA Maha RERA Regn. No. P51800020854 located at Plot No. 10, CTS No. 368 pt, 369,369/1-2, Village Chembur, V. N.Purav Marg, Mumbai 400071.
 - ii. Amount Collected during the year in SBI Rera A/c No. 38442129191 for this project is Rs. 61,33,899/- and amounts collected till date is ₹ 61,33,899/- *
 - iii. Amount withdrawn during the year from SBI Rera A/c No. 38442129191 for this project is Rs. 56,66,897/- and amount withdrawn during till date is ₹ 56,66,897/-

*Note: The amount collected for the project for the financial year 2019-20 is amounting to ₹ 97,50,428/- (excluding GST and other taxes). As per the RERA Provisions 70% of total collection i.e. amount of ₹ 68,25,300/- is to be deposited in the SBI Rera A/c No. 38442129191. However, ₹ 61,33,899/- has been collected/deposited in SBI Rera A/c No. 38442129191 for the financial year 2019-20.

As per explanation/details provided to us, collection amount towards sales of one unit no. 1003, ₹ 14,01,000/- of which 70% come to ₹ 9,80,700/- however, amount of ₹ 10,95,000/- was deposited in SBI Rera A/c No. 38442129191. Thus, excess amount of ₹ 1,14,300/- deposited in SBI Rera A/c No. 38442129191 towards unit 1003.

Similarly, in the case of unit no 801 total amount collected during the year excluding GST is ₹ 57,98,428/- and 70% of the said amount comes to ₹ 40,89,900/-, amount deposited in SBI Rera A/c No. 38442129191 is ₹ 32,88,900/-. Thus, the short amount of ₹ 7,70,000/- has been deposited in SBI Rera A/c No. 38442129191 on 22/09/2021.

In the case of unit no 1001 total amount collected during the year excluding GST is ₹ 51,000/- and 70% of the said amount comes to ₹ 35,700/-, amount deposited in SBI Rera A/c No. 38442129191 during the year is NIL. Thus, the short amount of ₹ 35,700/- has been deposited in SBI Rera A/c No. 38442129191 on 29/09/2021.

4. We certify that the M/S. Charisma Builders Limited has utilised the amounts collected in SBI Rera A/c No. 38442129191 for SAMARA Project only for that project and the withdrawal from the designated bank account(s) [SBI Rera A/c No. 38442129191 of the said project has been in accordance with the proportion to the percentage of completion of the project specified in Form-3 duly certified by a practising Chartered Accountant.

For Chaturvedi Sohan & Co.
Chartered Accountant
Firm Reg. No. 118424W



Vivekanand Chaturvedi
Partner

M. No. 106403

Date: 29/09/2021

UDIN: 21106403AAAAEH1060

