



P.R. Vora & ASSOCIATES

CHARTERED ACCOUNTANTS

Date:- 21/03/2024

FORM 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
M/s Neelkanth Infra
Plot no-4, Sector-51
Bokad Vira/ Dronagiri
Uran, Maharashtra
400702.

SUBJECT: Report on statement of Accounts on project fund deposit, utilization and withdrawal by M/s NeelKanth Infra for the period from 01.04.2022 to 31.03.2023 with respect to MahaRERA REGN Number P52000018853.

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 firm, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed register, books and documents and the relevant records of M/s Neelkanth Infra for the period ended 31.03.2023 and hereby certify that:





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A) Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Total amount collected from allottees	3,28,29,554.00	8,40,18,055.00
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	2,29,45,687.80	5,88,12,638.50
4	Total amount deposited in the designated Bank Account	3,28,29,554.00	14,77,72,680.46
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6	Shortfall/(Excess) Deposit (3-4)	-98,48,866.20	-2,52,05,416.50

The required proportion of money collected from allottees of the project units, as specified in the act has been deposited in the Designated RERA Bank Account.

B) Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	3,28,29,554.00	8,40,18,055.00
3	Total amount withdrawn	3,28,29,554.00	8,40,18,055.00
4	Closing Balance	-	-

Subject to our observation reported below in point D, all the amounts withdrawn during the year were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period.

1. Form 1 is Issued dated 20.05.2023 by Atul Patel Architects.
2. Form 2 issued as on 31.03.2023 by S. R. Consultants.
3. Form 3 issued as on 09.03.2024 by H. M. Shah & Associates.





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C) Utilisation:

Subject to our observation reported below in point D, the M/s Neelkanth Infra has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act.

D) Any Qualification /Observation:

The Promoter has not only deposited 100% of booking collected from allottees in rera account but also deposited their own Capital contribution and Unsecured Loan availed in RERA A/c. They are also issuing cheque for expenses related to the project in the RERA Account.

Yours Faithfully,
For P.R. Vora & Associates
Chartered Accountants



Name: Pratik Ramesh Vora
Proprietor

Membership No.: 117618

UDIN: 24117618BKANQN4618

Agreed and Accepted by:

For M/S. Neelkanth Infra

For NEELKANTH INFRA

Name: Kailash Gokar Karotra

Date:- 21/03/2024