



**M/s. NITISH DEO & ASSOCIATES
CHARTERED ACCOUNTANTS**

**FORM -5
(See Regulation 4)
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date : 13/10/2023

To,
**Crystal Realtors
Ambarnath**

Subject : Report on Statements of Accounts on project fund deposit, utilisation and withdrawal by **Crystal Realtors**
Project- Panvelkar Aangan Phase 1 for the period from **01/04/2022 to 31/03/2023** with respect to MAHARERA
Regn Number **P51700017019**

1. This certificate is issued in accordance with the provisions of the Real Estate. (Regulations and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulations 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 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 records of Crystal Realtors for the period ended 31/03/2023 and hereby certify that :

A. Deposits :

Sr no	Particulars	For this Fiscal year(2022-2023)	Total for this project till date (From April 2018 to 31st March 2023)
1	Total amount collected from allottees	3,90,76,425	7,17,62,214
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	2,73,53,498	5,02,33,550
4	Total Amount deposited in the Designated Bank Account	2,73,53,498	5,02,33,550
5	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	-	-
6	Shortfall/Excess deposit (3-4)	-	-

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

Sr no	Particulars	For this Fiscal year(2022-2023)	Total for this project till date (From April 2018 to 31st March 2023)
1	Opening balance of Designated Bank Account	19,966.00	-
2	Total Deposits	2,73,53,498	5,02,43,468
3	Total amount withdrawn	2,73,53,498	5,02,23,502
4	Closing Balance	19,966	19,966

As specified in the Act , All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

C. Utilisation

We certify that , M/s Crystal Realtors 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	Remarks	Amount

D. Any Qualifications / Observation of CA

1	

M/s Nitish Deo & Associates
Chartered Accountants
Membership Number: 615167
FRN.: 158195W
UDIN: 23615167BHAJSI7591
Date: 13th October, 2023



Agreed and Accepted by :

For CRYSTAL REALTORS

Signature of Partner
Name: Vilas Maruti Donre
Date: 13th October, 2023

(Signature)
Partner

Address: Ashirwad Bunglow, Plot No. 60, Behind DNC School, Dombivli East – 421201
Email ID: canitishdeo@gmail.com
Mobile No.: 7715987324