



S. U. RADHAKRISHNANI & CO.
6A, "Amarjeevan", 41, St. Martins Road, Bandra West, Mumbai - 400 050

Date: 15/12/2023

FROM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
M/S GEETAI BUILDCON
Project – "New Pushpanjali Co.Op. Hsg. Soc. Ltd."
Survey No.27, Hissa No. 2(P), Plot No.2
Katrap Village, Badlapur (E), Ambernath -421503.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by
M/S GEETAI BUILDCON for the period from 1st April 2022 to 31st March 2023 with respect to MahaRERA
Regn. Number **P51700047102**.

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 Company, 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 I/We have examined the prescribed registers, books and documents, and the relevant records of M/S GEETAI BUILDCON for the period ended 31/03/2023 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	27,78,200	48,93,200
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	19,44,740	34,25,240
4.	Total amount deposited in the Designated Bank Account	27,73,300	48,78,300
5.	% of Amount deposited in Designated Bank Account [{4/ (1) *100}]	99.82%	99.70%
6.	Shortfall / Excess Deposit (3-4)	8,28,560 (Excess)	14,53,060 (Excess)

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) – YES



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	44,899	-
2.	Total Deposits	58,46,352	81,51,352
3.	Total Amount Withdrawn	58,69,823	81,29,924
4.	Closing Balance	21,428	21,428

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the, reporting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/No) – YES

If No, please provide the below details: -

Sr No.	Date of withdrawal	Amount of Excess withdrawals
1.		

C. Utilization

I/We certify that, the (Name of Promoter) has utilized the amounts withdrawn from designated bank account towards project cost only. as specified in the act – YES

If No, please provide the below details: -

Sr No.	Date	Amount not utilized for Project Cost
1.		

D. Any Qualification / observations of CA

1.	Major of collection amount has been directly collected in 70% account itself and expenses has been directly incurred through 70% account only.
2.	
3.	

Agreed and Accepted by:



(Dilip K. Mahale)

Signature of Promoter

Name:

Date: 12-12-2023



Yours Faithfully,

S. U. RADHAKRISHNANI

Chartered Accountants



Suresh U. Radhakrishnani

(Proprietor)

M.No. : 031760

UDIN : 23031760BGWJAG7320