



VALLABH VIJAY JOSHI & Co.

Chartered Accountants

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District: Raigad, Maharashtra - 410207

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Form 5 Annual Report on Statement of Accounts

To
Bhosale Buildcon,
207-208, V Times square, Sector 15, Plot no.-02,
CBD-Belapur, Panvel, Raigarh, 400614,
Maharashtra.

SUBJECT: Annual Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Bhosale Buildcon('the company') - Bhosale Bluestar ('the Project') for the year from 1st April 2021 to 31st March 2022 ('Fiscal Year') and for the period from 10th October, 2019 to 31st March, 2022 with respect to MahaRERA Regn Number - P52000022662.

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 Promoter, during the course of our audit, which in our opinion are necessary for this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents and the relevant records of Bhosale Buildcon for the period ended 31/03/2022 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For This Fiscal Year	Total for this project till date
1	Total amount collected from allottees	2,00,000.00	2,00,000.00
2	% of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	1,40,000.00	1,40,000.00
4	Total amount deposited in the Designated Bank Account	10,00,000.00	10,03,000.00
5	% of amount deposited in the Designated Bank Account [(4)/(1)*100]	500.00%	501.50%
6	Shortfall/Excess deposit (3-4)	-8,60,000.00	-8,63,000.00

- i. Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.
- ii. The required proportion of money collected from allottees of the project units, as specified in the act, is 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	3,000.00	-
2	Total Deposits	10,00,000.00	10,03,000.00
3	Total Amount withdrawn	9,98,790.00	9,98,790.00
4	Closing Balance	4,210.00	4,210.00

i. 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.

C. Utilisation:

i. We certify that, Bhosale Buildcon has utilized* the amounts withdrawn from Designated Bank Account towards project cost only, as specified in the Act.

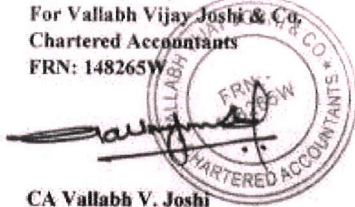
*With respect to utilisation of amount withdrawn from designated bank account individual project wise correlation of the payments made is not possible. However, on an aggregate basis money collected has been utilised for the projects on the basis of certified collection and utilisation statement provided by the management and relied on by the auditors for their report purpose.

Note:-

1	The commencement date of the period (i.e. 10th October, 2019) is considered as per RERA registration Certificate.
2	The amount mentioned has been extracted from the books of accounts, prescribed registers, books and documents, and the relevant records maintained by the company as at 31 March 2022
3	The amount of collection has been extracted from Abhyudaya Co-Operative Bank Limited account no.096021100000472, sector 15 CBD Belapur Branch during the year 01 April 2021 to 31 March 2022 and for the period 10th October 2019 to 31 March 2022.
4	The amount of total deposit and total amount withdrawn has been extracted from bank statement of Abhyudaya Co-Operative Bank Limited, sector 15, CBD Belapur Branch, Bank account No. 096021100000563 ("Designated Bank Account" as per management representation) during the year 01 April 2021 to 31 March 2022 and for the period 10th October 2019 to 31 March 2022.
5	We have not performed any procedure or examined content of the certificate issued under relevant Form 1, Form 2 and Form 3 respectively by Architect, Engineer and chartered accountant during the period.

Yours Faithfully,

For Vallabh Vijay Joshi & Co.
Chartered Accountants
FRN: 148265W



CA Vallabh V. Joshi
Proprietor
M.No. 173982
Date : 27/03/2023
Place: Navi Mumbai
UDIN :- 23173982BGXKFM7373

Agreed and Accepted by:
Bhosale Buildcon

BABSAHEB

Babasaheb Bhosale
Partner
Place : Navi Mumbai
Date : 27/03/2023

