



KISHORE S MENTA & ASSOCIATES
Chartered Accountants

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महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क, डिसेंबर २२, २०२१/पौष १, शके १९४३

Annexure F
FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date:
12/03/2024

To,

M/s Phanshul Properties LLP
Baner 501, Bellmount Apartments,
Hill Road, Baner - 411045

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the M/s Phanshul Properties LLP for the period from 01/04/2022 to 31/03/2023 with respect to Maha RERA Regn Number P52100047386

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 Promoter, 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 (Promoter) 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	NA	NA
2.	% of amount to be deposited as per act	NA	NA
3.	Amount to be deposited as per act (1 * 2)	NA	NA
4.	Total amount deposited in the Designated Bank Account	NA	NA
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	NA	NA

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6.	Shortfall/Excess deposit (3-4)	NA	NA
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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) NA.

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	NA	NA
2.	Total Deposits	NA	NA
3.	Total amount withdrawn	NA	NA
4.	Closing Balance	NA	NA

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were Within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

If No, please provide the below details: -

S.No.	Date of withdrawal	Amount of Excess Withdrawals

C. Utilisation

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.

If No, please provide the below details: -

S.No.	Date	Amount not utilised for Project Cost

D. Any Qualifications / Observations of CA

1.	Since Booking has not been taken against any flat to be sold as on 31/03/2023, And no money received, the designated bank account has not been opened by the firm & the requirement as stipulated above are not applicable.
2.	
3.	
4.	

Yours Faithfully,

For Kishore S. Mehta & Associates
Chartered Accountants



Kishore S. Mehta
(Partner)

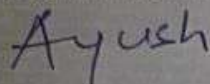
Membership No: 046260

Firm Reg No: 113138W

UDIN: 24046260BKHNT5011

Agreed and accepted by:

For Phanshul Properties LLP



Ayush Goyal
(Designated Partner)

