

V. C. SHAH & CO.

CHARTERED ACCOUNTANTS

205-206, Regent Chambers, 2nd Floor, Jamnalal Bajaj Road, 208, Nariman Point, Mumbai- 400 021. Tel.:022-43440123 email - info@vcshah.com**FORM 5****ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 27th December 2023

To

The Excellaa

3rd Floor, 3-AA, Edena,

97- Maharshi Karve Road,

Mumbai - 400 020

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **The Excellaa** for the period from 01.04.2022 to 31.03.2023 with respect to MahaRERA Regn Number **P52100047444** for **Project "Primarc"** having site at S No 76/1/B, , Plot No 39, Bavadhan BK, Mulshi, Pune, 411021

This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development)

1 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 the purpose of this certificate.

3 We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of **The Excellaa** 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		
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 *2)		
4	Total amount deposited in the Designated Bank Account		
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?
If No. Please mention the amount not deposited

Yes



B Withdrawals

		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	-	-
3	Total amount withdrawn	-	-
4	Closing Balance	-	-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

No. NA

If No, Please provide the below details:-

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

C Utilisation

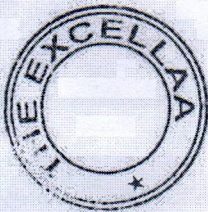
We certify that, The Excellaa has utilised the amounts withdrawn from designated bank account towards project cost only as specified in the act.

If No, please provide the below details:-

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

D Any Qualifications / Observations of CA

1	
2	
3	
4	



Agreed and Accepted by:

KB + [Signature]

Signature of Promoter

Name: Kishore Jain

Date: 27th December 2023



Yours Faithfully,
For V.C.Shah & Co.
Chartered Accountants
Firm Registration No.109818W

N.Y. Kadav

Membership No. 038947

Partner

UDIN: 23038947 BG WAMF 3148