



VIRENDRA AGRAWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

602/603 Shubham Centre 2, Cardinal Gracious Road, Chakala, Andheri-East, Mumbai-400 099.

Email:vapa1955@gmail.com, Mobile: 88501 42239/88790 59222.

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 11.09.2023

To,
M/s Platinumcorp Smart Realty LLP,
901, Peninsula Heights,
C.D. Barfiwala Marg, Juhu Lane,
Andheri West, Mumbai - 400 058.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by "M/s Platinumcorp Smart Realty LLP" for the period from 01.04.2022 to 31.03.2023 with respect to MahaRERA Regn. Number - P51800048464.

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 & disclosures on Website) Rules 2017.
2. We have obtained all necessary information and explanation from the LLP, 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 "M/s Platinumcorp Smart Realty LLP" for the period ended 31.03.2023 and hereby certify that:

A. Deposits

Sr. No.	Particulars	For the Fiscal Year	Total for this Project till date
1.	Total amount collected from allottees	6,16,00,000.00	6,16,00,000.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1 x 2)	4,31,20,000.00	4,31,20,000.00
4.	Total amount deposited in the Designated Bank Account	4,31,19,246.81	4,31,19,246.81
5.	% of Amount deposited in Designated Bank Account [(4)/(1)x100]	70.00%	70.00%
6.	Shortfall/ (Excess) deposit (3-4)	753.19	753.19

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 (Except for a small shortfall of Rs. 753.19)

If No. Please mention the amount not deposited. - N.A.

B. Withdrawals

Sr. No.	Particulars	For the Fiscal Year	Total for this Project till date
1.	Opening Balance of Designated Bank Account	-	-
2.	Total Deposits	4,31,19,246.81	4,31,19,246.81
3.	Total amount withdrawn	3,56,29,246.00	3,56,29,246.00
4.	Closing Balance	74,90,000.81	74,90,000.81



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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: -

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
1.	N.A.	

C. Utilization

We Certify that the "Platinumcorp Smart Realty LLP" 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: -

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
1.	N.A.	-

D. Any Qualification / Observation of CA

Sr. No.	Particulars
1.	

For Virendra Agrawal & Associates
Chartered Accountants
FRN: 151047W

Agreed & Accepted
For Platinumcorp Smart Realty LLP

Virendra Kumar Agrawal
Proprietor
M. No.: 030543
UDIN: 23030543BGYQHI1206
Place: Mumbai
Date: 11/09/2023

Mr. Gurminder Singh Seera
Authorised Signatory