

FORM-5 (See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
The Kakad Realty Pvt Ltd
Kakad House,
11 New Marine Lines,
MUMBAI - 400 020.

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the M/s. Kakad Realty Pvt Ltd for the period from 1st April, 2022 to 31st March 2023 with respect to MahaRERA Regn. Number P51900003122.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & 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 register, books and documents, and the relevant records of Kakad Realty Pvt Ltd for the period ended 31st March, 2023 and hereby certify that :

	Sr. No	Particulars	Amount Rs.	
			For this Fiscal Year	Total for this project till date
A		Deposits :		
	1	Total amount collected from Allottees	6,21,76,187	1,957,75,820
	2	% of amount to be deposited as per the Act	70%	70%
	3	Amount to be deposited as per the Act (1*2)	4,35,23,331	13,70,43,074
	4	Total amount deposited in the designated bank Account	6,21,76,187	19,57,75,820
	5	% of amount deposited in the designated bank Account (4/1*100)	100%	100%
	6	Excess Deposit (3-4)	1,86,52,856	5,87,32,746

Note :

1. Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.
2. Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the designated RERA bank account ? Yes
3. If no please mention the amount not deposited



Sr.No	Particulars	Amount Rs.	
	Withdrawals :	For this Fiscal Year	Total for this project till date
B	1 Opening Balance of designated bank account	398	941
	2 Total Deposits	5,91,53,252	28,87,22,568
	3 Total Amount withdrawn	4,82,88,577	27,78,58,436
	4 Closing Balance	1,08,65,073	1,08,65,073

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting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

C. Utilisation :

We certify that the Kakad Realty Pvt Ltd has utilized the amount 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 utilized for the project cost

D. Any qualification / observations by CA :

Sr. No.	Qualification / Observation

Yours faithfully,

Name & Signature of the Chartered Accountant
For Jayantilal Thakkar & Co.
Chartered Accountants
(Firm Registration No.104133W)


(Viral A. Merchant)
Partner
Membership No. 116279
UDIN:23116279BGWHVB6793

Date : 3rd October, 2023
Place : Mumbai

Agreed & Accepted by
Name & Signature of the Promoter
For M/s. Kakad Realty Pvt Ltd


Kunal Kakad
Director
DIN : 03176605

Date : 3rd October, 2023
Place : Mumbai

