

FORM 5
[see Regulation 4]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

Date : 09/04/2024

To,

M/s. PL7 Realty Private Limited

B-53, 3/10, A-14,

P.L. Lokhande Marg, Gautam Nagar,

Govandi, Mumbai - 400 043.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **M/s. PL7 REALTY PVT. LTD.** for the period from **19/08/2022 to 31/03/2023** with respect to **Project POONAM CELESTE**, MahaRERA Regn. Number **P51800046581**

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 Company, 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 **M/s. PL7 REALTY PVT. LTD.** for the period ended **31/03/2023** and hereby certify that:

A. Deposits

Sr. No.	Particulars	For the Period 19/08/2022-31/03/2023	Total for this project till 31/03/2023
1	Total amount collected from Allottees	96,70,862	96,70,862
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	67,69,603	67,69,603
4	Total amount deposited in the Designated Bank Account	13,00,000	13,00,000
5	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	13%	13%
6	Shortfall/Excess deposit (3-4)	54,69,603	54,69,603

Office 9, Ground Floor, Radha Dalvi Nagar Society, Chhita Bhai Patel Road, Opp Union Bank of India, Near Bus Depot, Off Station Road, Kandivali (East), Mumbai 400101, India Cell: 9869910844. Email :, deepak.oza@scmassociate.in

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes. But as promotor is maintaining one single RERA a/c, GST has not been excluded from above figures.

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**

If No. Please mention the amount not deposited.

Sr. No.	Particulars	Amount
1	Amount from Society members for additional AREA was received before RERA account opening and hence deposit in current account	58,59,603
	Total	58,59,603

B. Withdrawals

Sr. No.	Particulars	For the Period 19/08/2022-31/03/2023	Total for this project till 31/03/2023
1	Opening Balance of Designated Bank Account	50,000.00	50,000.00
2	A. Amount Received from Allottees	13,00,000.00	13,00,000.00
3	Total amount withdrawn	-	-
4	Closing Balance	13,50,000.00	13,50,000.00

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
	NA	NA

C. Utilisation

I/We certify that, the **M/s. PL7 REALTY PVT. LTD.** has utilized the amounts withdrawn from designated bank account as specified in the act.

It No, please provide the below details:-

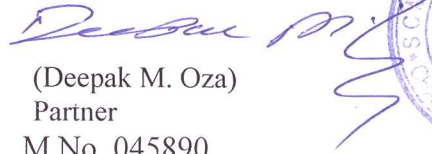
Sr. No.	Date	Amount not utilized for the Project
	NA	NA

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D. Any Qualifications / Observations of CA

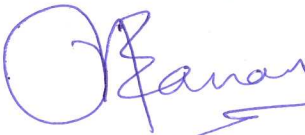
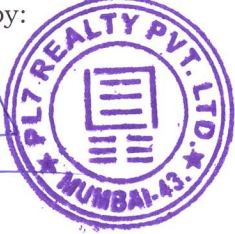
1	Promoter has deposited amount received from allottee i.e Rs. 13,00,000 directly in Designated Rera Account and amount Rs. 83,70,862 from Society members in Current A/c.
2	Promoter has transferred Rs. 50,000 in RERA designated account at the time of opening of account.
3	Promoter is maintaining Single RERA account during the year

For S C Mehra & Associates LLP
Chartered Accountants
ICAI FRN. 106156W/W100305


(Deepak M. Oza)
Partner
M.No. 045890
UDIN : 24045890BKCUHZ5060



Agreed and accepted by:

Signature of Promoter

Name:

Date: 10/04/2024