

DARSHAN K. SHAH

Chartered Accountants

702, Maa Encore, Daulat Nagar Road No. 10, Borivali East, Mumbai Suburban - 400092

Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT CERTIFICATE

Date : 30-09-2023

To,

M/s K Mehta & Co. , A - 203/204 , Victory Park, Chandavarkar Road, Borivali (West), Mumbai-400092

SUBJECT : Report on Statement of Accounts on Project Fund deposit, utilization and withdrawal by M/s K Mehta & Co. for the period from 14-11-2022 to 31-03-2023 with respect to MahaRERA Regn Number P51800047642

- 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 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 hereby confirm that I have examined the prescribed register, books and documents, and the relevant records of K Mehta & Co. (Shree Yashodhan) for the period ended 31st March 2023 and hereby certify that:

A. Deposits:

		For this Fiscal Year	Total for this Project till date
1	Total amounts collected from allottees	1,88,80,500.00	1,88,80,500.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	1,32,16,350.00	1,32,16,350.00
4	Total amount deposited in the Designated Bank Account	1,34,21,980.60	1,34,21,980.60
5	% of Amount deposited in Designated Bank Account $\frac{(4)}{(1)} \times 100$	71%	71%
6	Shortfall/Excess deposit (3-4)	(2,05,630.60)	(2,05,630.60)

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~~)

If No, Please mention the amount not deposited : Not Applicable

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B. Withdrawals

		For this Fiscal Year	Total for this Project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	1,34,21,980.60	1,34,21,980.60
3	Total amount withdrawn	1,10,17,480.60	1,10,17,480.60
4	Closing Balance	24,04,500.00	24,04,500.00

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, And Form 3 issued during the reporting period? (Yes/No)

S.No.	Date of Withdrawal	Amount of Excess Withdrawals
1	Not Applicable	Not Applicable

C. Utilisation

I/We certify that, the K. Mehta & Co. has utilized the amounts from designated bank account towards project cost only as specified in the Act.

If No, Please provide the below details :-

S.No.	Date	Amount of utilised for Project Cost
1	Not Applicable	Not Applicable

D. Any Qualifications/Observation of CA

1	TDS paid by the allottees on purchase of units under section 194IA of the Income Tax is shown in Form 3 under amount collected. There will be a reconciliation difference to the extent of said TDS when Form 3 is compared with Form 5. An amount of Rs. 80000/- being TDS is reduced from amount collected at Table A - Sr. No. 1
2	The project undertaken by the promoter is a re-development project. As per the executed Development Agreement, additional area is allotted to the existing members of the society at an agreed rate, the details of which are mentioned in the Development Agreement. This additional area allotted to members is not considered as fresh sale from the project as existing members are co-promoters in the project. An amount of Rs. 8,65,469/- was received pursuant to development agreement and the same is reduced from amount collected at Table A - Sr. No. 1.
3	The promoter has deposited more than 70% of amount collected from allottees in designated RERA account.

Yours Faithfully,

DARSHA
N KISHOR
SHAH

Udhya Mehta & Co. Chartered Accountants
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Name : CA Darshan K. Shah
UDIN : 23148411BGYZL3623
Date : 30th September, 2023

Agreed And Accepted by :

For K/Mehta & Co.

For M/S. K. MEHTA & CO

Partner Name: Bhavik Mehta

Date: 30th September, 2023