

B. I. SONI & ASSOCIATES

CHARTERED ACCOUNTANTS

109, Sagar Shopping Centre, 76, J.P. Road, Andheri (west), Mumbai - 400 058

FORM 5 (UT)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANTS CERTIFICATE

September 30, 2023

To,

A P PROPERTIES

201, 2nd floor, Orion,

Nehru Road,

Santacruz (East), Mumbai - 400 055

SUBJECT: Report on Statement of Accounts on project fund deposit, utilisation and withdrawal by A P PROPERTIES [Promoter] for the period from **01/04/2022 to 31/03/2023** with respect to MahaRERA Registration Number - P51800045434.

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 Disclosers on Website) Rules, 2017.
2. I have obtained all the necessary information and explanation from the promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of A P PROPERTIES [Promoter] 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	8,61,77,206	8,61,77,206
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	6,03,24,044	6,03,24,044
4.	Total amount deposited in Designated Bank Account	5,01,44,632	5,01,44,632
5.	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	58.19%	58.19%
6.	Shortfall / Excess deposit (3-4)	1,01,79,412	1,01,79,412

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.

* Deposit of collection for sum of Rs.15,70,800/- affected on 01.04.23.

** Rs.1,44,92,016/- directly deposited by customer to beneficiary account, which is utilized in the project.

B. Withdrawals

		For this fiscal year	Total for this project till date
1.	Opening Balance of Designed Bank Account	Nil	Nil
2.	Total Deposited	5,01,44,632	5,01,44,632
3.	Total amount withdrawn	5,01,44,632	5,01,44,632
4.	Closing Balance	Nil	Nil

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 2 and Form 3 issued during the reporting period ? (Yes / No)

S. No.	Date of withdrawal	Amount of Excess Withdrawals
-	-	-

C. Utilisation

We certify that, the A P PROPERTIES (Name of Promoter) has utilised the amounts withdrawn from designed bank account towards project cost only, as specified in the act.

If no, please provide the below details:-

S. No.	Date	Amount not utilised for Project Cost
-	-	-



D. Any Qualifications / Observations of CA

1.	Rs.1,44,92,016/- deposited by customer in current account directly. The same fund is utilized for construction of the project.
2.	
3.	
4.	

For **B. I. SONI & ASSOCIATES**

Chartered Accountants



Name of Signatory: Babulal J. Soni

Membership No.: 036013

UDIN : 23036013 BGXPRH3490

Agreed and Accepted by:

For **A. P. PROPERTIES**



Partner

Signature of Promoter

Name : **HITESH BHAGTANI**

Date : **10/10/2023**