



FORM 5 (UT)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To
Fortune Infracreators Private Limited
Puraniks One, Kanchan Pushp,
Kavesar, G.B. Road,
Thane-400615

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by [Promoter] for the period from 01.04.2019 to 31.03.2020 with respect to MahaRERA Regn. Number P51700001150.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016
2. We have obtained all the necessary information and explanation from the Company, 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 Fortune Infracreators Private Limited for the period ended and hereby certify that: M/S. M/s Fortune Infracreators Private Limited have completed 29% of the project titled "Stella Grand Central" MahaRERA Regn.No. P51700001150 located at Plot Bearing / CTS / Survey / Final Plot No.: 2 06/1 Pt and 229/2 Pt at VARTAKNAGAR, Thane, Thane, 400606.
 - i. Amount collected during the year for this project is Rs.6,89,23,951/- and, amounts collected till date is Rs.63,98,00,085/-.
 - ii. Amount withdrawn during the year for this project is Rs.5,81,32,514/- withdrawn till date is Rs.50,02,86,904/-





4. We certify, that the Fortune Infracreators Private Limited has utilized the amounts collected for Stella Grand Central only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

For VMD & Co.
Chartered Accountants

[Signature]

CA Amit Ganpule
Partner

FRN: 125002W

Membership No.: 114222



UDIN: 21114222AAAAK02619

Date: June 23, 2021

Place: Mumbai

Disclaimer:

1. As per management policy agreement for sale with customers indicates the following area
 - a. Carpet Area as per RERA.
 - b. Other area which are attached to the apartments as per approved plan.
The ASR value has been arrived at by taking into consideration entire area as mentioned in agreement for sale. This is because stamp duty valuation done by competent authority also takes into account total area mention into sale agreement.
2. The Estimated cost of the project is provided by the management and we have relied upon the same.
3. Since identification of covered parking to be purchased by individual allottee has not been done as the apartment are unsold, we have calculated ASR value of covered parking on the basis of valuation done by competent authority.
4. Project completion percentage is the percentage of cost of construction incurred and total estimated cost of construction as certified in Form 3 as on 31.03.2020.