



PRAVIN PISE & ASSOCIATES

CHARTERED ACCOUNTANTS

PROPRIETOR: - CA PRAVIN E. PISE (ACA, M.COM., G.D.C.A)

Fiat No.402, 4th Floor, Shruti Heights, Near Gajanan Maharaj Mandir, Manajinagar, Narhe, Pune - 411 041.

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date : 24/06/2024.

To,

M/s. Cozy Karishma (Proprietor : Mrs. Vidya Santosh Hargude)

Wadegaon Road, Near cozy life,

Kesnand, Pune -412 207.

Subject : Report on Statement of Accounts on project fund utilization and withdrawal by M/s. Cozy Karishma (Proprietor : Mrs. Vidya Santosh Hargude), for the Financial Year (Period) 1-4-2022 to 31-3-2023 with respect to the Project bearing MAHA RERA Reg. Number P52100027179.

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.





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2. I/We 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/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended 31st March 2023 and hereby certify that :





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A. Deposits :

Sr No.		For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	3,87,96,106.01/-	10,30,83,685.01/-
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	2,71,57,274.21/-	7,21,58,579.51/-
4	Total amount deposited in the designated Bank Account	3,46,77,060.00/-	8,43,46,662.10/-
5	% of amount deposited in designated Bank account [(4) / (1) * 100]	89.38%	90.64%
6	Excess /(Short) Deposit (3-4)	75,19,785.79/-	1,21,88,082.59/-





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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

If No. Please mention the amount not deposited -





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B. Withdrawals

		For this Fiscal year	Total for this project till date
1	Opening balance of designated Bank Account	2,97,752.99/-	-
2	Total Deposits	3,46,77,060.00/-	10,30,83,685.01/-
3	Total amount withdrawn	3,48,59,696.02/-	10,29,68,568.04/-
4	Closing Balance	1,15,116.97/-	1,15,116.97/-



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?

-No



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If No, Please provide the below details:-

S. No.	Date of Withdrawal	Amount of Excess Withdrawal

C.Utilisation

We certify that, the M/s. Cozy Karishma (Proprietor : Mrs. Vidya Santosh Hargude) (Promoter) has utilized the amounts withdrawn from designated bank account towards project cost only. As specified in the act.

-Yes

If No, please provide the below details:-

S. No.	Date	Amount not utilized for Project Cost





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D.Any Qualifications / Observations of CA

1	The certificate is issued on the basis of information ,explanation and documents received to us .
2	RERA registration is taken on 20.11.2022.
3	Wherever external evidences are not available, I have relied upon the internal evidences and explanation as provided by the Management.
4	Wherever necessary ,I have relied upon certificate and documents issued by previous statutory auditor.





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Agreed & Accepted by :

Haegudal



Signature of Promoter

Date: 24/06/2024.

For Pravin Pise & Associates

Chartered Accountant

Pravin E. Pise

CA Pravin E. Pise
(Proprietor)



M No 193912/F No 151625W.

Date : 24/06/2024.

UDIN : 24193912BKAGFA5974.