

Telefax : 2201 4925
2201 9410
2201 9412
4970 4925

5B, Maker Bhavan No. 2, 5th Floor,
S. J. Thackersy Marg, New Marine Lines, Mumbai - 400 020.
E-mail : admin@cakpkapadia.com • Web : cakpkapadia.com



C. MANEKLAL & CO.

CHARTERED ACCOUNTANTS
Date : 21st June, 2024

Ref No.:0027

O. No: 71
DATE: 21/6/24

FORM-5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Namrata Developers Private Limited,
Office No, 301 to 303,
Ashok Sankul 2,
Range Hills Road,
Shivaji Nagar,
Pune: - 411 007.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the M/s Namrata Developers Private Limited for the period from 01st April, 2023 to 31st March, 2024 with respect to Project: Happy city Varale MahaRERA Regn. Number: P52100018045.

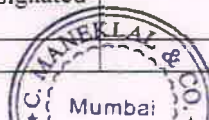
1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017.
2. We have obtained all necessary information and explanation from the promoter, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. At present, Phase 1 of this Project consists of 3 Wings i.e. 'A', 'C' & 'E'.
4. The Occupation Certificate for Wing 'C' & 'E' has been received from Pune Metropolitan Regional Development Authority, Pune, on 10th August, 2022 under the circumstances, the amount certified in this certificate is upto the date of receipt of the Occupation Certificate.
5. There is no major construction activity conducted for Wing 'A' of this project and the promoter developer has not accepted any booking of Units in this Wing.

Accordingly, no amount has been required to be reported in this connection for the Fiscal Year 2023-24.

6. We hereby confirm that we have examined the prescribed register, books and documents, and the relevant records of M/s Namrata Developers Private Limited for the period ended 31st March, 2024 and hereby certify that:

A) Deposits:

Sr. No.	Particulars	Amount Rs.	
		For this Fiscal Year	Total For this Project till Date
1	Total amount collected from Allottees (Refer to Note No. 1 herein below)	Nil	30,69,98,671/-
2	% of amount to be deposited as per the Act	Nil	70%
3	Amount to be deposited as per the Act (1*2)	Nil	21,48,99,070/-
4	Total amount deposited in the designated bank Account	Nil	25,46,98,767/-
5	% of amount deposited in the designated bank Account (4/1*100)	Nil	82.96%
6	Shortfall / Excess Deposit (3-4)	Nil	(3,97,99,697/-)



Note No.1 – The amount stated in Sr. No.1 includes the amount recovered from the Buyers towards the Stamp Duty and Registration, Corpus & Maintenance Charges but excludes the GST Amount collected from the Buyers. The Developer has deposited all the sum collected from the Buyer including GST, Stamp Duty & Registration Charges, Corpus and Maintenance Charges in the RERA 100% A/c.

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) - Yes

If No Please mention the amount not deposited.

B) Withdrawals:

Sr. No.	Particulars	Amount Rs.	
		For this Fiscal Year	Total For this Project till the Date of Occupation Certificate
1	Opening Balance of the Designated Bank Account	Nil	-
2	Total Deposits	Nil	25,46,98,767/-
3	Total Amount Withdrawn	Nil	25,19,33,941/-
4	Closing Balance	Nil	27,64,826/-

The Developer has deposited GST, Stamp Duty & Registration Charges, Corpus and Maintenance Charges, in the RERA – 100% A/c and consequently the amount transferred to the Designated A/c i.e. 70% also includes proportionate amount of such amounts collected and withdrawn thereafter.

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period? (Yes/No) - Yes

If No, please provide the below details: -

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawal
NA	NA	NA

C) Utilisation

I/We certify that, M/s Namrata Developers Private Limited has utilised the amounts withdrawn from the designated bank account towards project cost only, as specified in the act.

If No, please provide the below details:-

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

D) Any Qualifications / Observations of CA

- At present, Phase 1 of this Project consists of 3 Wings i.e. 'A', 'C' & 'E'.
- The Occupation Certificate for Wing 'C' & 'E' has been received from Pune Metropolitan Regional Development Authority, Pune, on 10th August, 2022 under the circumstances, the amount certified in this certificate is upto the date of receipt of the Occupation Certificate.



3. There is no major construction activity conducted for Wing 'A' of this project and the promoter developer has not accepted any booking of Units in this Wing.

Accordingly, no amount has been required to be reported in this connection for the Fiscal Year 2023-24.

Yours Faithfully,

UDIN: 24033213BKARNP3727

Agreed and Accepted by:

Dashak

(Promoter)



For & on behalf of
C. MANEKLAL & CO.
Chartered Accountants

Kiran P. Kopardia

Kiran P. Kopardia
(Partner)
Memb. No. 033213
F. R. 105967W

Name:- Mr. Deepak K. Shah.

Date:- 22.06.2024.