

Form 5 (See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARATERED ACCOUNTANT'S ANNUAL CERTIFICATE

Date : 30/09/2022

To ,
Kumar Builders Projects Pune Private Limited
10th Floor, Kumar Business Centre
Bund Garden Road,
Pune – 411001

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Kumar Builders Projects Pune Pvt Ltd for **Project KUL Utsav Phase I - Building G**, for the period from **01/04/2021 to 31/03/2022** with respect to MahaRERA Regn. Number **P52100003489**

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. 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. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended March 2022 and hereby certify that:

A. Deposits:

Sr No		For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	68,97,772	1,90,39,798
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 * 2)	48,28,440.40	1,33,27,816
4	Total amount deposited in the Designated Bank Account (70%)	48,28,440.40	1,33,27,816
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	70%	70%
6	Shortfall/Excess deposit (3-4) Excess	Nil	Nil

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) - Yes

If No, please mention the amount not deposited – Nil

B. Withdrawals

Sr No		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	0	0
2	Total Deposits	48,28,440	1,33,27,816
3	Total amount withdrawn	48,28,000	1,33,27,376
4	Closings Balance	440	440

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form I, Form 2 and Form 3 issued during the reporting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

If No, Please provide the below details: -

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1		

C. Utilisation

We Certify that, the Kumar Builders Projects Pune Pvt Ltd has utilized the amounts withdrawn from designated 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
1		

D. Any Qualifications / Observations of CA

1.	It was an ongoing project as on date of MahaRERA registration. Total receipts of Rs 2,45,75,061.00 from the allottees is not considered in this certificate. As informed by the management, it has been used for the project and same has considered in Form 3.
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Yours faithfully,
For CSSP and Associates
Chartered Accountants
FRN 127070W



C J Sarda - Partner
M. No. 119526
UDIN : 23119526BGWWGQ2773