



DEEPAK H. PADACHH & CO.

CHARTERED ACCOUNTANTS

802, Gayatridham Tower, Derasar Lane, Ghatkopar (East), Mumbai - 400077.
Tel. : 022-25013449 | 022-35587671 • Email : dhpachh@gmail.com

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

Bombay Construction & Infraprojects Pvt. Ltd.

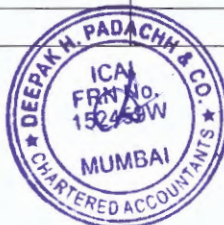
104, Kritika Annexe,
Sion Trombay Road,
Chembur, Mumbai – 400071.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Bombay Construction & Infraprojects Pvt. Ltd. for the period from 01.04.2021 to 31.03.2022 with respect to MahaRERA Regn. Number P51800003978.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the provisions of the 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 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. We have also relied on the certificates issued by Consultants Combined – the Project Architect, Structural Concept Designs Private Limited – the Project Engineer and P. J. Jain & Associates, Chartered Accountants. We have verified the statements of separate bank accounts maintained with HDFC Bank Ltd. (A/c No. 57500000057023) being designated bank account for the purpose of MAHARERA Act.
3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of Bombay Construction & Infraprojects Pvt. Ltd. for the year ended 31st March, 2022 and hereby certify that:

A. Deposits:-

(i)		For this Fiscal Year	Total for this project till date
1.	Total amount collected from allottees (excluding pass through charges, GST, stamp duty value etc.)	12,98,77,766	23,81,49,237
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	9,09,14,436	16,67,04,466
4.	Total amount deposited in the Designated Bank Account	9,09,14,436	16,56,36,616
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70%	69.55%
6.	Shortfall/Excess deposit (3-4)	NIL	10,67,850/-



(Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.)

- (ii) 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, the money collected from allottees of the project units during the year has been deposited in the Designated RERA Bank Account.

- (iii) If No, please mention the amount not deposited.

Not Applicable

B. Withdrawals: -

(i)		For this Fiscal Year	Total for this project till date
1.	Opening Balance of Designated Bank Account	NIL	NIL
2.	Total Deposits	9,09,14,436	16,56,36,616
3.	Total Amount Withdrawn	9,09,14,436	16,56,36,616
4.	Closing Balance	NIL	NIL

- (ii) 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? (Yes/No)

YES. Withdrawals from separate bank accounts of the said project has been in accordance with the proportion of the percentage of completion of the project and Form No.1 issued by Consultants Combined Architects dated 25-11-2021, Form No.2 issued by Structural Concepts Designs Pvt. Ltd. dated 29-11-2021, Form no. 3 issued by M/s. P. J. Jain & Associates dated 29-11-2021 and as per the Management Representation letter dated 20-04-2022.

- (iii) If No, Please provide in the below details:-

S. No.	Date of withdrawal	Amount of Excess Withdrawals
	Not Applicable	

C. Utilisation

- (i) We Certify that, the Bombay Construction and Infraprojects Pvt. Ltd. has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

- (ii) If No, please provide the below details:-

S. No.	Date	Amount not utilised
	Not Applicable	



D. Any Qualifications/ Observations of CA

1.	Sahil Exotica Project is registered under MAHARERA Act w.e.f. 07-08-2017 as an ongoing project.
2.	Amount collected from allottees before 07-08-2017 not considered for the purpose of this report.
3.	Pass through charges like indirect taxes, stamp duty, TDS, other charges etc. have not been considered.
4.	Amount collected and deposited into the bank accounts other than the designated bank accounts till 31-03-2022 was Rs.10,67,850/- (F.Y.2017-18 - Rs.10,50,000/- and F.Y.2020-21 - Rs.17,850/-)

For DEEPAK H. PADACHH & CO.

Chartered Accountants

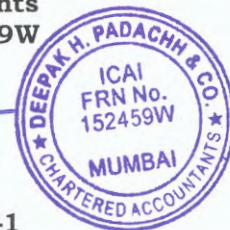
ICAI FRN No. 152459W

dhpadachh

Deepak H. Padachh

Proprietor

Membership No. 45741



Place : Mumbai

Date : 06-02-2023

UDIN No. 23045741BGWQZB2567

Contact No.: 022-35587671

E-mail: dhpachh@gmail.com

Agreed and Accepted by:
For Bombay Construction and Infra Projects Pvt. Ltd.

Authorized Signatory

Signature of Promoter

Name: **KAPIL NAGPAL**

Date: **08-02-2023**