



# M N T AND ASSOCIATES LLP

## CHARTERED ACCOUNTANTS

### Annexure F

### FORM 5

(See Regulation 4)

### ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANTS CERTIFICATE

Date: - 13-11-2024

To,  
M/s. Nakshatra Builders  
METRO MAJESTIC,  
SURVEY NO206 H NO.1,  
PT, 4PT,6PT at Thane (M Corp.),  
Thane – 400606.

**SUBJECT: - Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s. Nakshatra Builders for the period from 01.04.2023 to 31.03.2024 with respect to MahaRERA Regn Number P51700029554 project METRO MAJESTIC.**

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) Rule, 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 if this certificate.
3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of M/s. Nakshatra Builders for the period ended **31<sup>st</sup> March,2024** and hereby certify that:



**A. Deposits :-**

Sr No.	Particulars	For this Fiscal Year	Total for this project till date
1.	Total amount collected from allottees	Rs. 57,07,26,259/-	Rs. 96,22,21,298/-
2.	% of amount to be deposited as per act	100%	100%
3.	Amount to be deposited as per act (1*2)	Rs. 57,07,26,259/-	Rs. 96,22,21,298/-
4.	Total amount deposited in the Designated Bank Account	Rs. 57,07,26,259/-	Rs. 96,22,21,298/-
5.	% of Amount deposit in Designated Bank Account [(4)/(1)*100]	100%	100%
6.	Shortfall / Excess deposit (3-4)	NIL	NIL

Amount collected / deposited at Sr. No. 1 & 2, does 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.

**B. Withdrawals**

Sr No.	Particulars	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	Rs.2,06,85,848/-	NIL
2.	Total Deposits	Rs. 62,00,44,191/-	Rs. 1,05,49,53,053/-
3.	Total amount withdrawn	Rs. 62,86,69,659/-	Rs. 1,04,28,92,673/-
4.	Closing balance	Rs. 1,20,60,380/-	Rs. 1,20,60,380/-

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







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If No. Please provide the below details:-

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

### C. Utilisation

We certify that, the Nakshatra Builders has utilized the amounts withdrawn from designated bank account towards projects cost only, as specified in the act.

If No, please provide the below details:-

Sr No.	Date	Amount not utilized for Project Cost
1.		

### D. Any Qualifications / Observations of CA – N.A.

E

*Nishit*

Name of the Signatory: CA Nishit Pravin Tanna

Place: Thane

Full Address: Office No. 1, A Wing,  
Vijay Apartment CHS. Ltd, LBS  
Marg, Thane (W) – 400602,  
Maharashtra, India

Date: 13/11/2024

Membership No.: 153147

For NAKSHATRA BUILDERS

Contact No.: 9820002820

*[Signature]*

Partner

E mail: mnt.llp9@gmail.com

UDIN: 24153147BKEUAR9874

Signature of Promoter

Name:- Mahesh Avchar Gala

Date:- 13/11/2024

