



SEKHRI KANODIA & ASSOCIATES

Chartered Accountants

E-311, Crystal Plaza, New Link Road, Opp. Infinity Mall, Andheri(W), Mumbai 400053.

Tel: 022 4601 5373

E-mail – sekhri@skaindia.in || website - <http://www.skaindia.in>

ANNUAL REPORT OF STATEMENT OF ACCOUNTS

(FORM 5)

To,

Kaybee Developers Private Limited

301/302, United Mansion No. 1,

3rd Floor, Parsiwada, Sahar road,

Vile Parle East, Mumbai – 400099

Subject – Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **KayBee developers Private Limited (herein referred to as “Promoter”)** for the period from 01.04.2021 – 31.03.2022 to with respect to MahaRERA Regn Number **P51900033922 (PHASE II)**.

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 our audit which in 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 31.03.2022 and hereby certify that:

A. Deposits

Sr No.	Particulars	For the Fiscal Year	Total for this Project till date
1	Total amount collected from allottees	5,24,90,044	5,24,90,044
2	% of amount to be deposited as per act.	70%	70%
3	Amount to be deposited as per act (1*2)	3,67,43,660	3,67,43,660
4	Total amount deposited in the Designated Bank Account	2,05,00,000 (for the balance the amount was received in Designated Account of Phase I as the units are transferred from Phase I to Phase II. Hence it is considered to be deposited in the designated bank account)	2,05,00,000 (for the balance the amount was received in Designated Account of Phase I as the units are transferred from Phase I to Phase II. Hence it is considered to be deposited in the designated bank account)
5	% of Amount deposited in the designated bank account (4/1*100)	100%	100%
6	Shortfall/Excess Deposit (3-4)	-	-



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B. Withdrawals

Sr No	Particulars	For the Fiscal Year	Total for this Project till date
1	Opening Balance of Designated Bank Account		
2	Total Deposits	2,05,00,000	2,05,00,000
3	Total amount withdrawn		
4	Closing Balance	2,05,00,000	2,05,00,000

C. Utilisation

We certify that, the promoter has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act.

D. Observation/Qualification

Sr No.	Observation/Qualification
1	Advance received from the unit holders of INR 5,24,90,944 includes advance of INR 3,29,66,238 which was received in the designated account of Phase I however the flats are transferred from Phase I to Phase II. The said amount is treated as already withdrawn for the purpose of this certificate

Thanking You

Yours Faithfully,

Sekhri Kanodia and Associates

Chartered Accountants

F. Reg No. 109839W

Partner

CA Yash Kaushik Shah

M. No. 187373

Date – 29.03.2023

Place – Mumbai

UDIN No. – 23187373BGQEIY8947

Agreed and Accepted by

Kaybee Developers Private Limited

Date – 29.03.2023