



NPSR & ASSOCIATES CHARTERED ACCOUNTANTS

Office No.13-16, MSR Square, Behind Chinchwad Railway Station, Chinchwad, Pune 411033
020-27515575, 020-27515585 nclahoti@yahoo.co.in

FORM 5 (Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

DATE : 04.12.2022

To,
Shivpratap Developers
S. No. 09, Sonigara Homes,
Dange Chowk, Ravet Road,
Ravet, Pune - 411033.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by
Shivpratap Developers for the period from 01.04.2021 to 31.03.2022
with respect to - Dwaarka World Ph 1
MahaRERA Registration Number P52100032472

This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act,

- 2016 read alongwith 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.
- We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in our opinion is necessary for the purpose of this certificate.
- We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of M/s. Shivpratap Developers for the period ended 2022 and hereby certify that :-

A. Deposits :

S. No.	Particulars	For the Financial Year 2021-22	Total for this project till date
1	Total amount collected from Allottees	3003002.00	3003002.00
2	% of amount to be deposited as per the Act	70%	70%
3	Amount to be deposited as per the Act (1*2)	2102101.40	2102101.40
4	Total amount deposited in the Designated Bank Account	2240001.40	2240001.40
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	75%	75%
6	Short Deposit (4-3)	137900.00	137900.00



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

B. Withdrawals :

S. No.	Particulars	For the Financial Year 2021-22	Total for this project till date
1	Opening Balance of Designated Bank Account	0.00	0.00
2	Total Deposits	2240001.40	2240001.40
3	Total Amount Withdrawn	2240001.40	2240001.40
4	Closing Balance	0.00	0.00

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

If No, Please provide the below details :-

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

C. Utilisation :

We certify that, M/s. Shivpratap Developers 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 :-

Sr. No.	Date	Amount not utilised for project cost
1	NA	NA

D. Any Qualifications / Observations of CA :

1		
2		

Agreed and Accepted by :
on behalf of Promoter



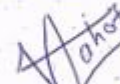
Signature

Name : Sachin Kiranraj Sonigara

Date : 04.12.2022



**For NPSR & ASSOCIATES
CHARTERED ACCOUNTANTS**


V. N. LAHOTI
Partner
M No. 170951
Firm Regn. No. 105511W

UDIN :

23170951BGWRFA3156