



**NATU & PATHAK**  
**CHARTERED ACCOUNTANTS**

GOPAL HOUSE, B WING, 4TH FLOOR, S. NO. 127/1B/1,  
PLOT A1, KOTHRUD, PUNE (MH) - 411 029 INDIA.  
TELEFAX: +91-20-67465903, +91-9096211101  
E-MAIL: ranjeet@natupathak.com

**FORM-5**

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**  
**CHARTERED ACCOUNTANT'S CERTIFICATE**

**To,**

**Shivalay Properties**

Sujay Garden, office no.27, Parshwa Building

12, Mukundnagar,

Pune - 411 037.

**Subject :**

Report on statement of accounts on project fund utilisation and withdrawal by Shivalay Properties  
for period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn.Number - P52100033466.

- 1 This certificate is issued in accordance with the provisions of the Real Estate ( Regulation & Development ) Act, 2016 read along with the Maharashtra Real Estate ( Regulation & 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 our opinion are necessary for the purpose of this certificate.
- 3 We hereby confirm that we have examined the prescribed register, books and documents, and the relevant records of Shivalay Properties for the period ended 31/03/2023 and hereby certify that :

**A Deposits :**

Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
1	Total amount collected from Allottees	4,92,96,799	5,46,30,133
2	% of amount to be deposited as per the Act	70%	70%
3	Amount to be deposited as per the Act(1*2)	3,45,07,759	3,82,41,093
4	Total amount deposited in the designated bank Account	3,45,07,759	3,82,41,093
5	% of amount deposited in the designated bank Account (4/1*100)	70%	70%
6	Shortfall / Excess Deposit (3-4)	0	0

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

2 Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the designated RERA bank account?

Yes

3 If no please mention the amount not deposited

Not Applicable

Form No. 5 of Shivalay Properties contd....



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.....Form No. 5 of Shivalay Properties contd.

**B. Withdrawals :**

Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
1	Opening Balance of designated bank account	20,86,000	0
2	Total Deposits	3,37,15,994	3,76,35,994
3	Total Amount withdrawn	3,57,91,368	3,76,25,368
4	Closing Balance	10,626	10,626

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period.  
If No, Please provide the below details -

Yes

Sr. No.	Date of withdrawal	Amount of excess withdrawals

**C Utilisation :**

We certify that the Shivalay Properties has utilized the amount withdrawn from designated bank account towards Suyog Srivatsa project cost only, as specified in the act.  
If No, Please provide the below details -

Yes

Sr. No.	Date	Amount not utilized for the project cost

**D Any qualification / observations by CA :**

Sr. No.	Qualification / Observation

Yours faithfully,

**RANJEET** Digitally signed  
by RANJEET  
**SADASHIV**  
**NATU** SADASHIV NATU  
Date: 2023.12.19  
14:16:45 +05'30'

**CA. RANJIT NATU**  
**Partner**  
(Membership No. 104882)

For and on behalf of  
**NATU & PATHAK**  
Chartered Accountants.  
(ICAI Firm Regn. No. 112219W)

**Agreed & Accepted by**

**Kalpesh**  
**Bharat Shah**  
(Kalpesh Shah)  
Partner  
Shivalay Properties

Digitally signed by  
Kalpesh Bharat Shah  
Date: 2023.12.19 14:00:22  
+05'30'

Date : 19th December, 2023  
UDIN : 23104882BGWBE18794  
Place : Pune