



M/s. Omkar U. Khude & Company
Chartered Accountant

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

M/s. Shavira Developers LLP
S. NO. 62/1/2, PLOT NO 3,4,5,6,9 AND 10,
Pimple Nilakh, Pune - 411027.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal
by **M/s. Shavira Developers LLP (Project : Shavira Residency)** for the period from
01/04/2022 to 31/03/2023 with respect to MahaRERA Regn. Number **P52100046402**

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. I/We have obtained all necessary information and explanation from the Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of **M/S. Shavira Developers LLP** for the period ended **31/03/2023** and hereby certify that:



A. Deposits :

S. No.	Particulars	For This Fiscal Year (01.04.2022 – 31.03.2023)	Total from (22.06.2022 – 31.03.2023)
1	Total Amount Collected from Allotees	₹ 1,86,11,000/-	₹ 1,86,11,000/-
2	% of Amount to be deposited as per Act	70.00%	70.00%
3	Amount to be deposited as per Act [1*2]	₹ 1,30,27,700/-	₹ 1,30,27,700/-
4	Total Amount deposited in the Designated Bank Account	₹ 1,84,88,000/-	₹ 1,84,88,000/-
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70.00%	70.00%
6	(Shortfall)/ Excess deposit (4-3)	₹ 54,60,300/-	₹ 54,60,300/-

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: N.A.

B. Withdrawals

S. No.	Particulars	For This Fiscal Year (01.04.2022 – 31.03.2023)	Total from (22.06.2022 – 31.03.2023)
1	Opening Balance of Designated Bank Account	NIL	NIL
2	Total Deposits	₹ 1,84,88,000/-	₹ 1,84,88,000/-
3	Total Withdrawn	₹ 1,56,56,382/-	₹ 1,56,56,382/-
4	Closing Balance	₹ 28,31,618/-	₹ 28,31,618/-

The amount of withdrawals has been extracted from the bank statement of
Thane Janata Sahakari Bank Account – CDGOLD/4



As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

S. No.	Date of Withdrawl	Amount of Excess Withdrawl
1	N.A.	N.A.

C. Utilization :

We certify that, the promoter has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act, as evidenced by Form 3 issued during the year.

If No, Please provide the below details: N.A.

D. Any Qualification / Observation of CA :

- The commencement date of the period (i.e. 22.06.2022) is considered as per RERA registration certificate.
- In our opinion, the withdrawal from the designated account is based on a prior utilization (project expenditure) and hence the utilization of the actual withdrawal is of no relevance.

For, M/S. OMKAR U. KHUDE & COMPANY

Chartered Accountant

Omkar Ulhas Khude
(Proprietor)



Place : Pune.

Date : 29/09/2023

UDIN : 23160795BGVVUN2356