



ZAWAR SOMANI & CO.

Chartered Accountants

FORM 5(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

To,
SWADIK TRADE PRIVATE LIMITED
ANP Ultimus,
S.NO. 5/1 CTS-1013, NEAR KOKANE CHOWK,
RAHATANI, PUNE 411017

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by SWADIK TRADE PRIVATE LIMITED for the period from 01/4/2022 to 31/3/2023 with respect to MahaRERA Regn Number -P52100047835

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 Promoter, 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 (Promoter) for the period ended 31/3/2023 and hereby certify that:

A. Deposits:

		Amount (Rs.)	
Sr.no.	Particulars	For this Fiscal year from 01.04.22 to 31.03.23	Total for this project till date
1	Total amount collected from allottees	38,21,04,132	38,21,04,132
2	% of amount to be deposited as per the Act	70%	70%
3	Amount to be deposited as per the Act (1*2)	26,74,72,892	26,74,72,892
4	Total amount deposited in the Designated Bank Account	26,74,72,273	26,74,72,273
5	% of amount deposited in the designated Bank account[(4)/(1)*100]	70%	70%
6	Shortfall/(Excess) deposit (3-4)	620	620

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes. However, an amount of minor differences are on account of bank charges.

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 - Not Applicable

The designated RERA account a/c is debited By Bank charges.

B. Withdrawals

		Amount (Rs.)	
Sr.no.	Particulars	For this Fiscal year from 01.04.22 to 31.03.23	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	26,74,72,273	26,74,72,273
3	Total amount withdrawn	24,63,94,853	24,63,94,853
4	Closing Balance	2,10,77,420	2,10,77,420

As specified in the Act, 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, as on 31-03-2023

If No. Please mention the amount not deposited - Not Applicable

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



C. Utilisation

I/We certify that, the SWADIK TRADE PRIVATE LIMITED has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No. Please mention the amount not deposited - Not Applicable

Sr. No.	Date	Amount not utilised for Project Cost
NA	NA	NA

D. Any Qualifications / Observations of CA

1	There is balance of Rs 40,00,000/- in Axis 100% Collection A/c No 922020053553934 which is as a result of late clearing of cheque. Entry is passed in books on the receipt of cheque.
2	Amount of Rs 70,00,000/- collected from allottee was directly deposited in other account instead of Axis 100% Collection account which is not included in total amount collected from allottees.

Yours Faithfully,
ZAWAR SOMANI & CO
Chartered Accountants
(Firm Number: 0124527W)

Partner: VIVEKANAD OMPRAKASH SOMANI
M No: 153755
UDIN :- 23153755BGUTFV3554
Date :- 20/11/2023

Agreed and Accepted by:
SWADIK TRADE PRIVATE LIMITED

Kalreysh
Signature of Promoter
Date: 20/11/2023

