



VRP & ASSOCIATES

Chartered Accountants

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Annexure F FORM 5 (See Regulation 4) ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 06-09-2023

To,
M/S. SAMARTH SAI BUILDERS & DEVELOPERS,
S.No.33/11, 34/9 to 12 & 15, Behind 50-50 Dhaba, Hajimalang Road,
Opp. Essar Petrol Pump, Kalyan - 421306,
Thane, Maharashtra

Subject: Report on Statement of Accounts on Project Fund deposit, utilization and withdrawal by **M/S SAMARTH SAI BUILDERS & DEVELOPERS** for the period from **01/04/2022 to 11/05/2022** with Respect to MAHARERA Regn Number **P51700020644 (SEASONS SAHARA)**.

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 Company, 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 registers, books and documents, and the relevant records of **M/S SAMARTH SAI BUILDERS & DEVELOPERS** for the period ended 31st March, 2023 and hereby certify that:

A. Deposits :

SR No	Particulars	For the period 01/04/22 to 11/05/22	Total for this project upto 11/05/22
1	Total Amount collected from Allottees	77,85,461	46,44,39,746
2	% of amount to be deposited	70%	70%
3	Amount to be deposited as per act (1*2)	54,49,823	32,51,07,822
4	Total amount deposited in the Designated Bank Account	1,98,94,482	68,97,21,527
5	% of Amount deposited in Designated Bank Account (4/1* 100)	255.53	148.51
6	Shortfall/Excess deposit (3-4)	-1,44,44,659	-36,46,13,704

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

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
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If No. Please mention the amount not deposited.



B. Withdrawals:

SR No	Particulars	For the period 01/04/22 to 11/05/22	Total for this project upto 11/05/22
1	Opening Balance of Designated Bank Account	42,94,076	-
2	Total Deposits	1,98,94,482	68,97,21,527
3	Total amount withdrawn	2,07,80,514	68,63,13,483
4	Closing Balance	34,08,044	34,08,044

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
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If No Please Provide the Below Details:

SR No	Date Of Withdrawal	Amount of Excess Withdrawals
	Not Applicable	

C. Utilisation

We certify that, the **M/S SAMARTH SAI BUILDERS & 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 Utilized for project cost
	Not Applicable	

D. Any Qualifications / Observations of CA

The developer has received Occupancy Certificate for the aforesaid project from KDMC on 11/05/2022. For the purpose of audit, the receipts and deposits have been considered upto the date of Occupancy Certificate

For the purpose of determining Utilization as per Table C, Project cost includes inter alia, Land cost (development rights), contractual advances paid to contractors/vendors towards mobilization of resources, cost incurred on acquisition of property, plant and equipment, stamp duty & registration charges paid by the Company on sale of units and pro-rate provision of cost towards purchase of floor space index(FSI)/development rights which has been identified by the management and relied upon by us.

Further, we have compared the project cost incurred with seventy percent of the collections received from customers for the project till March 31, 2023. Where the project cost exceeds the seventy percent of the collections received from the customers for the project till March 31, 2023, it is accepted that the Company has utilized the money collected from customers only for that project.

Designated Bank Account under RERA where 70% of the amount receivable from Allottees is to be utilized for project was opened by the Promoter in Axis Bank, Kalyan Branch. However, all the customer's receipts (100%) are deposited in that account and the Promoter itself manages the calculation of 70:30 ratios.

Agreed and Accepted by:

Your Faithfully

Signature of Partner
Name:
Date: 06-09-2023

For VRP & Associates
Chartered Accountants

CA Pradeep Bijlani
Partner



UDIN: 23105000BGXVDQ3270