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Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: - 21st February, 2024

To,
M/s Surya Developer
S. No. 19, Surya Skies,
Next to Balaji Temple, Punawale,
Mulshi, Pune 411033.

Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by M/s Surya Developer (SUYOG SKIES) for the period from 01.04.2022 to 31.03.2023 with respect to MahaRERA Number P52100034618.

1. This Certificate is issued in accordance with the provisions of 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 & explanation from the Promoter, during the course of our Audit, which in my/our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that We have examined the prescribed Registers, Books & Documents, and the relevant records of M/s Surya Developer for the period ended 31.03.2023 and hereby certify that:

A. DEPOSITS

		For this Fiscal Year	Total for this Project till date
1.	Total amount collected from allottees	13,62,14,406/-	13,62,14,406/-
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	9,53,50,084/-	9,53,50,084/-



4.	Total amount deposited in the Designated Bank Account	9,60,05,821/-	9,60,05,821/-
5.	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	70.48%	70.48%
6.	(Shortfall) / Excess Deposit (3-4)	6,55,737/-	6,55,737/-

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

Has the required proportion of the money collected from allottees of the project units, as specified in the Act, deposited in the Designated RERA Bank Account? (YES)

If No, then please mention the amount not deposited – NA

B. WITHDRAWALS

		For this Fiscal Year	Total for this Project till date
1.	Opening balance of Designated Bank Account	-	-
2.	Total Deposits	9,60,05,821/-	9,60,05,821/-
3.	Total Amount Withdrawn	7,21,60,070/-	7,21,60,070/-
4.	Closing Balance	2,38,45,751/-	2,38,45,751/-

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting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

C. UTILISATION

We certify that, the Surya Developer has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act. - Yes

If no please provide the below details-

S. No.	Date	Amount not utilised for Project Cost

D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1.	The designated bank account was originally opened in Union Bank of India Ltd and has later been shifted to DSB Bank. For considering the total deposit amount and the total withdrawal amount we have calculated the sum total from both the banks
2.	



3.	
4.	

For R S A R & ASSOCIATES

Chartered Accountants

Firm Regn. No.148326W



CA. AJINKYA R. SHAH

Partner

M. No. 168233

UDIN: 24168233BKFMYS5299

Date: 21st February, 2024

Place: Pune

Agreed and accepted by:



Signature of Promoter
Name: M/s Surya Developer
Date: 21.02.2024