GDP & ASSOCIATES
CHARTERED ACCOUNTANTS

CA. GOVIND SHARMA
FCA, ACS, ACMA, M.Com, DISA
Partner

CA. PRATIBHA SHARMA
B.Com, FCA
Partner

Annexure F

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date 25th January 2023

To,
Shiv Shakti Builders and Developers,
101, Kailash Ramkripa CHS,
Kailashpuri Road, Upper Govind Nagar,
Malad East, Mumbai – 400 097.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by *M/s. Shiv Shakti Builders and Developers* for the period from 01st April, 2021 to 31st March, 2022 with respect to MahaRERA Regn. Number *P51800009511*.

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, Rate of Interest and Disclosures on Website) Rules, 2017.

2. We have obtained all the necessary information and explanations from the Firm, 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 Shiv Shakti Builders and Developers for the period ended 31st March 2022 and hereby certify that:

A. Deposits:

Sr. No.	Particular	For this fiscal year (i)	Total for this project till date (ii)
1.	Total Amount Collected from Allottees	32,67,25,488	1,53,84,97,941
2.	% of amount to be deposited as per act	70	70
3.	Amount to be deposited as per act (1*2)	22,87,07,842	1,07,69,48,559

GDP & ASSOCIATES FIRM REG. NO. 152912W MUMBAI CHARTERED ACCOUNTANTS

CA. GOVIND SHARMA
FCA, ACS, ACMA, M.Com, DISA
Partner

CA. PRATIBHA SHARMA
B.Com, FCA
Partner

4.	Total amount deposited in the Designated Bank Account	22,87,07,842	1,07,69,48,559
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	70.00	70.00
6.	**Shortfall / (Excess) Deposit (3-4)**	-	-

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.***

B. Withdrawals:

Sr. No.	Particular	For this fiscal year (i)	Total for this project till date (ii)
1.	Opening Balance of Designated Bank Account	NIL	NIL
2.	Total Deposit	22,87,07,842	1,07,69,48,559
3.	Total Amount Withdrawn	22,87,07,842	1,07,69,48,559
4.	Closing Balance	-	-

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, Form 3 issued during the reporting period? – **Yes**

If no, please provide the below details:

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawal
1.		

C. Utilization:

We certify that, the Firm has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. – **Yes**

GDP & ASSOCIATES * CHARTERED ACCOUNTANTS
FIRM REG. NO. 152912W
MUMBAI

CA. GOVIND SHARMA
FCA, ACS, ACMA, M.Com, DISA
Partner

CA. PRATIBHA SHARMA
B.Com, FCA
Partner

If no, please Provide the below details

Sr. No.	Date	Amount not utilized for Project Cost
1.		

D. Any Qualification / Observations of Chartered Accountant:

Sr. No.	Qualification / Observations
1.	The values mentioned in the column of Deposits (Table A) and Withdrawals (Table B) have been taken on the basis of net value of customers after reversals.
2.	The Promoter has considered the RERA 70% bank account to be the designated bank of the project for the purpose of reporting in Table E of the MahaRERA Form 3.
3.	**Table A – 1(i)** - The amount collected from allottees during the year has been taken as the sum total of funds received from customers in Rera 100% bank accounts, lender escrow accounts and other current accounts of the firm (net of reversal, if any) during the period from 1st April, 2021 to 31st March, 2022. Such amount also does not include the TDS deducted and deposited by the customers and amounts received towards indirect taxes / other charges.
4.	**Table A – 1(ii)** - The amount collected from allottees till date has been taken as the sum total of funds received from customers in Rera 100% bank accounts, Lenders Escrow accounts and other current accounts of the firm (net of reversal, if any) for the project Tower 28 Phase I only from opening of RERA bank accounts or registration of project under MahaRERA, whichever is later to 31st March, 2022. Such amount also does not include the TDS deducted and deposited by the customers and amounts received towards indirect taxes / other charges.
5.	**Table A – 4(i)** and **Table B – 2(i)** - The amount deposited in the designated bank account during the year has been taken as the sum total of funds deposited in RERA 70% bank accounts of the project Tower 28 Phase I during the year. There are various direct receipts in the RERA designated bank accounts from the other bank accounts of the developer / promoter. We have considered such receipts as deposit in RERA designated bank accounts subject to maximum of 70% of the total collection from the allottees during the year.
6.	**Table A – 4(ii)** and **Table B – 2(ii)** - The amount deposited in the designated bank account till has been taken as the sum total of funds deposited in RERA 70% bank account (current as well as previous) of the firm for the project Tower 28 Phase I from opening of RERA banks or registration of project under MahaRERA, whichever is later to 31st March, 2022. There are various direct receipts in the RERA designated bank accounts from the other bank accounts of the developer / promoter. We have considered such receipts as deposit in RERA designated bank accounts subject to maximum of 70% of the total collection from the allottees.
7.	**Table B – 3(i)** – As per the arrangement with lender, the funds deposited in RERA

GDP & ASSOCIATES
FIRM REG. NO.
152912W
MUMBAI
CHARTERED ACCOUNTANTS

CA. GOVIND SHARMA
FCA, ACS, ACMA, M.Com, DISA
Partner

CA. PRATIBHA SHARMA
B.Com, FCA
Partner

	designated bank account are to be transferred to a separate escrow account "Project Construction Account" and therefore, the amount withdrawn from the designated bank account during the year has been taken as the sum total of funds withdrawn from RERA 70% bank account of the project Tower 28 Phase I during the year subject to maximum 70% of the funds collected from the allottees during the year.
8.	**Table B – 3(ii)** - As per the arrangement with lender, the funds deposited in RERA designated bank account are to be transferred to a separate escrow account "Project Construction Account" and therefore, the amount withdrawn from the designated bank account till date has been taken as the sum total of funds withdrawn from RERA 70% bank account of the project Tower 28 Phase I subject to maximum 70% of the funds collected from the allottees from opening of RERA banks or registration of project under MahaRERA, whichever is later to 31st March, 2022.

Agreed and accepted by:
For SHIV SHAKTI BUILDERS AND DEVELOPERS

Devendra H. Pandey
(Partner)

Date: 25th January, 2023
Place: Mumbai

For G D P & ASSOCIATES
CHARTERED ACCOUNTANTS
FIRM REGN No.: 152912W

GDP ASSOCIATES FIRM REG. NO. 152912W MUMBAI CHARTERED ACCOUNTANTS

CA. Govind Gopal Sharma
(Partner)
M. No.: 132454
UDIN: 23132454BGWGGJ3174

Date: 25th January, 2023
Place: Mumbai