



M/s. Gaurav S. Rajpal & Co.
Chartered Accountants

901, Elite Towers, Sector-10, Kharghar - 410210
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Form 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To
M/s. Malde Properties LLP
Kadampada CHS LTS, Ground Floor,
Dr. RP Road, Near LIC Colony,
Mulund (W), Kurla,
Mumbai Suburban - 400080.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s. Malde Properties LLP (promoter of the project "Silver Scape/Silver Enclave") for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn Number - P51800009210

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 Promoter, during the course of our audit, which in our opinion are necessary for this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents and the relevant records of **M/s. Malde Properties LLP** (promoter of the project "Silver Scape/Silver Enclave") for the period ended 31/03/2023 and hereby certify that:

A. Deposits:

S. No.	Particulars	Financial Year 2022-23	Till date i.e. (31/03/2023)
1	Total amount collected from allottees	7,52,47,078	61,59,14,503
1(i)	Total amount collected from allottees before RERA Act came into effect i.e. 01/05 2017	-	6,26,72,752
1(ii)	Total amount collected from allottees after RERA Act came into effect i.e. 01/05 2017	7,52,47,078	55,32,41,751
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	5,26,72,954	38,72,69,226
4	Total amount deposited in the Designated Bank Account	3,64,55,963	38,49,19,745
5	% of amount deposited in the Designated Bank Account [(4)/(1)*100]	48.45%	69.58%
6	Shortfall/Excess deposit (3-4)	1,62,16,991	23,49,480

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? (Partially, refer Annexure for discrepancies)

If No. Please mention the amount not deposited.





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B. Withdrawals:

S. No.	Particulars	Financial Year 2022-23	Till date i.e. (31/03/2023)
		77,185	-
1	Opening Balance of Designated Bank Account	3,64,55,963	38,49,19,745
2	Total Deposits	3,63,46,576	38,47,33,173
3	Total Amount withdrawn	1,86,572	1,86,572
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 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
1		-

C. Utilisation:

We certify that, **M/s. Malde Properties LLP** 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:-

S. No.	Date	Amount not utilized for Project Cost
1		-

D. Any Qualifications/Observations of CA:

1	The commencement date of the project is considered as per RERA Certificate issued by Maha RERA (i.e. 22nd August, 2017)
2	The Total funds collected from allottees have been derived from the unaudited books of accounts, as presented by the management of the promoter. On a comprehensive assessment of the promoter's books of accounts, it has come to light that the promoter is adhering to the stipulation of maintaining a distinct Designated RERA Bank account for the project in HDFC Bank bearing account number 50200026343081, as mandated by Section 4(2)(I)(D) of the Act. However, till date amount of Rs. 2,61,57,155/- (2,32,36,019/- during FY 2022-23) has been deposited in promoter's current Bank account in HDFC Bank bearing account number 50200026343078 .

For M/s. Gaurav S Rajpal & Co.

Chartered Accountant

FRN :-159009W

GAURAV Digitally signed
by GAURAV

SATISH SATISH RAJPAL

RAJPAL Date: 2023.12.05
15:31:35 +05'30'

CA Gaurav S Rajpal

M.No. 618490

Date : 05-12-2023

Place: Navi Mumbai

UDIN :- 23618490BGZXCT3494

For MALDE PROPERTIES LLP

PARTNER