



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.



B. Withdrawals:

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3	Total Amount withdrawn	3,63,46,576	38,47,33,173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

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)(l)(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

CA Gaurav S Rajpal
M.No. 618490
Date : 05-12-2023
Place: Navi Mumbai
UDIN :- 23618490BGZXCT3494



	FY 2022-23	Till Date as on 31.03.2023	
Date	Shortfall / (Excess Deposit) (70%)	Shortfall / (Excess Deposit)(70%)	Remarks
22-04-2019	-	(16,024)	Other than customer receipts received in RERA 100% Collection Account
29-05-2019	-	(3,64,329)	Other than customer receipts received in RERA 100% Collection Account
08-07-2019	-	(36,312)	Other than customer receipts received in RERA 100% Collection Account
22-08-2019	-	(2,54,177)	Other than customer receipts received in RERA 100% Collection Account
26-09-2019	-	(1,45,907)	Other than customer receipts received in RERA 100% Collection Account
07-01-2020	-	(3,09,587)	Other than customer receipts received in RERA 100% Collection Account
20-02-2020	-	(84,454)	Other than customer receipts received in RERA 100% Collection Account
26-02-2020	-	(30,665)	Other than customer receipts received in RERA 100% Collection Account
29-08-2020	-	(30,568)	Other than customer receipts received in RERA 100% Collection Account
11-09-2020	-	(21,783)	Other than customer receipts received in RERA 100% Collection Account
06-11-2020	-	(2,67,750)	Other than customer receipts received in RERA 100% Collection Account
14-12-2020	-	(69)	Other than customer receipts received in RERA 100% Collection Account
05-06-2021	-	(4,89,194)	Other than customer receipts received in RERA 100% Collection Account
08-07-2021	-	(1,56,681)	Other than customer receipts received in RERA 100% Collection Account
09-11-2022	(1,74,285)	(1,74,285)	Other than customer receipts received in RERA 100% Collection Account
09-11-2022	(1,75,757)	(1,75,757)	Other than customer receipts received in RERA 100% Collection Account
02-11-2017	-	(3,50,000)	Cancelled flat receipts received in RERA 100% Collection Account
02-11-2017	-	(3,50,000)	Cancelled flat receipts received in RERA 100% Collection Account
20-11-2017	-	(8,50,115)	Cancelled flat receipts received in RERA 100% Collection Account
15-05-2018	-	(5,25,000)	Cancelled flat receipts received in RERA 100% Collection Account
29-05-2018	-	(1,75,000)	Cancelled flat receipts received in RERA 100% Collection Account
02-06-2018	-	(18,200)	Cancelled flat receipts received in RERA 100% Collection Account
13-06-2018	-	(7,00,000)	Cancelled flat receipts received in RERA 100% Collection Account
07-07-2018	-	(3,50,000)	Cancelled flat receipts received in RERA 100% Collection Account
11-07-2018	-	(3,50,000)	Cancelled flat receipts received in RERA 100% Collection Account
20-07-2018	-	(3,50,000)	Cancelled flat receipts received in RERA 100% Collection Account
29-10-2018	-	(7,00,000)	Cancelled flat receipts received in RERA 100% Collection Account
01-11-2018	-	(3,50,000)	Cancelled flat receipts received in RERA 100% Collection Account



01-11-2018	-	(3,50,000)	Cancelled flat receipts received in RERA 100% Collection Account
01-11-2018	-	(3,50,000)	Cancelled flat receipts received in RERA 100% Collection Account
11-12-2018	-	(3,46,500)	Cancelled flat receipts received in RERA 100% Collection Account
11-12-2018	-	(3,46,500)	Cancelled flat receipts received in RERA 100% Collection Account
14-12-2018	-	(3,50,000)	Cancelled flat receipts received in RERA 100% Collection Account
19-01-2019	-	(3,15,000)	Cancelled flat receipts received in RERA 100% Collection Account
19-01-2019	-	(3,15,000)	Cancelled flat receipts received in RERA 100% Collection Account
22-02-2019	-	(6,30,000)	Cancelled flat receipts received in RERA 100% Collection Account
15-03-2019	-	(3,50,000)	Cancelled flat receipts received in RERA 100% Collection Account
15-03-2019	-	(3,50,000)	Cancelled flat receipts received in RERA 100% Collection Account
31-03-2019	-	(7,000)	Cancelled flat receipts received in RERA 100% Collection Account
31-03-2019	-	(17,500)	Cancelled flat receipts received in RERA 100% Collection Account
12-04-2019	-	(7,00,000)	Cancelled flat receipts received in RERA 100% Collection Account
28-05-2019	-	(6,30,000)	Cancelled flat receipts received in RERA 100% Collection Account
30-05-2019	-	(35,000)	Cancelled flat receipts received in RERA 100% Collection Account
07-06-2019	-	(3,50,000)	Cancelled flat receipts received in RERA 100% Collection Account
10-06-2019	-	(7,00,000)	Cancelled flat receipts received in RERA 100% Collection Account
10-06-2019	-	(5,95,000)	Cancelled flat receipts received in RERA 100% Collection Account
14-06-2019	-	(6,30,000)	Cancelled flat receipts received in RERA 100% Collection Account
14-06-2019	-	(6,30,000)	Cancelled flat receipts received in RERA 100% Collection Account
14-06-2019	-	(3,50,000)	Cancelled flat receipts received in RERA 100% Collection Account
03-07-2019	-	(3,50,000)	Cancelled flat receipts received in RERA 100% Collection Account
19-07-2019	-	(1,29,961)	Cancelled flat receipts received in RERA 100% Collection Account
01-08-2019	-	(7,00,000)	Cancelled flat receipts received in RERA 100% Collection Account
01-01-2020	-	(2,80,000)	Cancelled flat receipts received in RERA 100% Collection Account
01-01-2020	-	(3,50,000)	Cancelled flat receipts received in RERA 100% Collection Account
12-03-2020	-	(21,76,650)	Cancelled flat receipts received in RERA 100% Collection Account
19-05-2020	-	(4,15,800)	Cancelled flat receipts received in RERA 100% Collection Account
02-09-2020	-	(20,84,250)	Cancelled flat receipts received in RERA 100% Collection Account
28-10-2020	-	(14,00,000)	Cancelled flat receipts received in RERA 100% Collection Account
28-10-2020	-	(14,00,000)	Cancelled flat receipts received in RERA 100% Collection Account
23-11-2020	-	(14,00,000)	Cancelled flat receipts received in RERA 100% Collection Account
15-11-2021	-	(5,95,000)	Cancelled flat receipts received in RERA 100% Collection Account
20-03-2018	-	3,50,000	Receipts from customer in Current Account
03-04-2019	-	3,32,500	Receipts from customer in Current Account
27-09-2019	-	3,33,969	Receipts from customer in Current Account
19-11-2019	-	7,64,345	Receipts from customer in Current Account
18-02-2020	-	1,62,971	Receipts from customer in Current Account
25-12-2020	-	3,50,000	Receipts from customer in Current Account
14-01-2022	-	4,20,000	Receipts from customer in Current Account
25-01-2022	-	2,80,000	Receipts from customer in Current Account
08-03-2022	-	3,50,000	Receipts from customer in Current Account
22-03-2022	-	70,000	Receipts from customer in Current Account
13-04-2022	1,54,035	1,54,035	Receipts from customer in Current Account
12-05-2022	94,500	94,500	Receipts from customer in Current Account
30-08-2022	35,000	35,000	Receipts from customer in Current Account
18-10-2022	3,63,167	3,63,167	Receipts from customer in Current Account
18-11-2022	1,405	1,405	Receipts from customer in Current Account
27-12-2022	35,000	35,000	Receipts from customer in Current Account
29-12-2022	19,019	19,019	Receipts from customer in Current Account
13-01-2023	14,00,000	14,00,000	Receipts from customer in Current Account
16-01-2023	31,500	31,500	Receipts from customer in Current Account



07-02-2023	6,01,946	6,01,946	Receipts from customer in Current Account
08-02-2023	7,00,000	7,00,000	Receipts from customer in Current Account
13-02-2023	1,40,000	1,40,000	Receipts from customer in Current Account
13-02-2023	1,40,000	1,40,000	Receipts from customer in Current Account
16-02-2023	10,24,100	10,24,100	Receipts from customer in Current Account
20-02-2023	13,86,000	13,86,000	Receipts from customer in Current Account
08-03-2023	35,000	35,000	Receipts from customer in Current Account
09-03-2023	8,56,664	8,56,664	Receipts from customer in Current Account
10-03-2023	7,00,000	7,00,000	Receipts from customer in Current Account
13-03-2023	4,95,425	4,95,425	Receipts from customer in Current Account
18-03-2023	7,00,000	7,00,000	Receipts from customer in Current Account
20-03-2023	39,90,525	39,90,525	Receipts from customer in Current Account
21-03-2023	19,97,454	19,97,454	Receipts from customer in Current Account
21-03-2023	18,56,723	18,56,723	Receipts from customer in Current Account
23-03-2023	625	625	Receipts from customer in Current Account
23-03-2023	2,80,000	2,80,000	Receipts from customer in Current Account
09-01-2020	-	(4,60,670)	Receipts from customer in Current Account
07-03-2020	-	(1,40,000)	Receipts from customer in Current Account
01-04-2021	-	(3,50,000)	Receipts from customer in Current Account
25-03-2022	-	(4,18,320)	Receipts from customer in Current Account
23-03-2023	(2,80,000)	(2,80,000)	Receipts from customer in Current Account
29-03-2023	(4,92,874)	(4,92,874)	Receipts from customer in Current Account
06-05-2022	24,908	24,908	TDS Receivable
25-08-2022	28,000	28,000	TDS Receivable
25-08-2022	52,150	52,150	TDS Receivable
03-11-2022	67,845	67,845	TDS Receivable
10-11-2022	10,749	10,749	TDS Receivable
10-11-2022	10,749	10,749	TDS Receivable
10-11-2022	1,743	1,743	TDS Receivable
10-11-2022	1,758	1,758	TDS Receivable
14-11-2022	16,867	16,867	TDS Receivable
02-12-2022	2,254	2,254	TDS Receivable
02-12-2022	1,127	1,127	TDS Receivable
03-01-2023	17,500	17,500	TDS Receivable
03-01-2023	17,500	17,500	TDS Receivable
11-01-2023	8,238	8,238	TDS Receivable
12-01-2023	9,208	9,208	TDS Receivable
05-02-2023	6,080	6,080	TDS Receivable
22-02-2023	33,013	33,013	TDS Receivable
22-02-2023	33,862	33,862	TDS Receivable
22-02-2023	17,125	17,125	TDS Receivable



28-02-2023	64,400	64,400	TDS Receivable
08-03-2023	1,127	1,127	TDS Receivable
08-03-2023	2,254	2,254	TDS Receivable
13-03-2023	51,975	51,975	TDS Receivable
13-03-2023	51,975	51,975	TDS Receivable
13-03-2023	37,970	37,970	TDS Receivable
13-03-2023	40,675	40,675	TDS Receivable
27-06-2018	-	2,100	TDS Receivable
27-07-2018	-	7,000	TDS Receivable
20-09-2018	-	7,000	TDS Receivable
29-10-2018	-	14,000	TDS Receivable
07-12-2018	-	6,300	TDS Receivable
10-12-2018	-	7,000	TDS Receivable
20-12-2018	-	7,000	TDS Receivable
06-01-2019	-	4,900	TDS Receivable
30-01-2019	-	3,719	TDS Receivable
04-02-2019	-	7,000	TDS Receivable
18-02-2019	-	60,114	TDS Receivable
20-03-2019	-	9,208	TDS Receivable
28-03-2019	-	57,899	TDS Receivable
28-03-2019	-	56,884	TDS Receivable
31-03-2019	-	6,300	TDS Receivable
31-03-2019	-	890	TDS Receivable
15-04-2019	-	77,000	TDS Receivable
18-04-2019	-	6,364	TDS Receivable
25-04-2019	-	36,482	TDS Receivable
25-04-2019	-	36,482	TDS Receivable
18-05-2019	-	43,131	TDS Receivable
26-05-2019	-	18,908	TDS Receivable
26-05-2019	-	51,800	TDS Receivable
31-05-2019	-	6,364	TDS Receivable
01-06-2019	-	13,317	TDS Receivable
05-06-2019	-	7,175	TDS Receivable
17-06-2019	-	2,188	TDS Receivable
17-06-2019	-	2,188	TDS Receivable
17-06-2019	-	2,188	TDS Receivable
25-06-2019	-	61,909	TDS Receivable
28-06-2019	-	3,535	TDS Receivable
28-06-2019	-	2,018	TDS Receivable
28-06-2019	-	6,364	TDS Receivable
28-06-2019	-	3,251	TDS Receivable



28-06-2019	-	35,000	TDS Receivable
29-06-2019	-	7,000	TDS Receivable
04-07-2019	-	7,000	TDS Receivable
10-07-2019	-	51,665	TDS Receivable
16-07-2019	-	19,981	TDS Receivable
23-07-2019	-	6,364	TDS Receivable
26-07-2019	-	72,120	TDS Receivable
02-08-2019	-	50,455	TDS Receivable
02-08-2019	-	50,455	TDS Receivable
07-08-2019	-	3,500	TDS Receivable
09-08-2019	-	97,999	TDS Receivable
12-08-2019	-	8,776	TDS Receivable
19-08-2019	-	21,000	TDS Receivable
19-08-2019	-	21,000	TDS Receivable
22-08-2019	-	6,679	TDS Receivable
26-08-2019	-	15,451	TDS Receivable
06-09-2019	-	14,000	TDS Receivable
11-09-2019	-	97,195	TDS Receivable
23-09-2019	-	21,612	TDS Receivable
23-09-2019	-	21,612	TDS Receivable
26-09-2019	-	3,340	TDS Receivable
03-10-2019	-	38,231	TDS Receivable
03-10-2019	-	38,231	TDS Receivable
16-10-2019	-	72,928	TDS Receivable
15-11-2019	-	15,315	TDS Receivable
15-11-2019	-	15,315	TDS Receivable
15-11-2019	-	15,315	TDS Receivable
19-11-2019	-	7,943	TDS Receivable
22-11-2019	-	25,197	TDS Receivable
22-11-2019	-	15,778	TDS Receivable
21-12-2019	-	21,499	TDS Receivable
21-12-2019	-	21,499	TDS Receivable
21-12-2019	-	42,998	TDS Receivable
27-12-2019	-	35,700	TDS Receivable
27-12-2019	-	35,427	TDS Receivable
26-02-2020	-	8,906	TDS Receivable
27-02-2020	-	3,725	TDS Receivable
27-02-2020	-	2,254	TDS Receivable
27-02-2020	-	3,725	TDS Receivable
27-02-2020	-	1,127	TDS Receivable
28-02-2020	-	9,817	TDS Receivable
28-02-2020	-	16,800	TDS Receivable
05-03-2020	-	8,027	TDS Receivable
14-03-2020	-	7,367	TDS Receivable
20-03-2020	-	66,963	TDS Receivable
04-09-2020	-	1,742	TDS Receivable
04-09-2020	-	1,742	TDS Receivable
07-09-2020	-	13,125	TDS Receivable
07-09-2020	-	13,125	TDS Receivable
10-09-2020	-	1,691	TDS Receivable



10-09-2020	-	845	TDS Receivable
11-09-2020	-	9	TDS Receivable
15-09-2020	-	80,120	TDS Receivable
16-09-2020	-	3,453	TDS Receivable
22-09-2020	-	2,646	TDS Receivable
29-09-2020	-	2,694	TDS Receivable
15-10-2020	-	4,217	TDS Receivable
31-10-2020	-	2,756	TDS Receivable
31-10-2020	-	2,756	TDS Receivable
31-10-2020	-	31,652	TDS Receivable
31-10-2020	-	8,663	TDS Receivable
05-11-2020	-	61,556	TDS Receivable
01-12-2020	-	5,250	TDS Receivable
17-12-2020	-	2,352	TDS Receivable
17-12-2020	-	2,352	TDS Receivable
17-12-2020	-	2,352	TDS Receivable
27-01-2021	-	59,861	TDS Receivable
29-01-2021	-	1,691	TDS Receivable
29-01-2021	-	845	TDS Receivable
01-04-2021	-	4,900	TDS Receivable
01-04-2021	-	64,756	TDS Receivable
05-04-2021	-	7,000	TDS Receivable
22-04-2021	-	48,919	TDS Receivable
22-04-2021	-	48,919	TDS Receivable
02-06-2021	-	7,000	TDS Receivable
15-06-2021	-	5,508	TDS Receivable
15-06-2021	-	1,127	TDS Receivable
15-06-2021	-	2,254	TDS Receivable
17-06-2021	-	2,328	TDS Receivable
17-06-2021	-	2,328	TDS Receivable
14-08-2021	-	4,616	TDS Receivable
27-09-2021	-	63,700	TDS Receivable
18-10-2021	-	109	TDS Receivable
10-11-2021	-	38,500	TDS Receivable
10-11-2021	-	38,500	TDS Receivable
12-12-2021	-	4,900	TDS Receivable
31-03-2022	-	19,250	TDS Receivable
31-03-2022	-	32,431	TDS Receivable
30-04-2022	14,000	14,000	TDS Receivable
30-04-2022	2,625	2,625	TDS Receivable
01-04-2018	-	7,000	TDS Receivable
01-04-2022	900	900	TDS Receivable
01-04-2021	-	(73,452)	Pass through charges booked
29-12-2022	(1,73,054)	(1,73,054)	Pass through charges booked
01-04-2019	-	(37,800)	GST Booked
01-04-2019	-	49,000	GST reversed
25-09-2019	-	14,59,961	Transfer from other ledger
16-09-2020	-	24,50,700	Transfer from other ledger
31-03-2018	-	1,40,000	Transfer from other ledger
22-07-2020	-	29,50,115	Transfer from other ledger
31-07-2020	-	17,18,080	Transfer from other ledger
01-04-2021	-	8,94,011	Transfer from other ledger
01-11-2022	(1,54,035)	(1,54,035)	Transfer from other ledger
17-04-2019	-	-	Payment made to allottee from RERA 100% Account
03-05-2019	-	-	Payment made to allottee from RERA 100% Account
31-07-2019	-	-	Payment made to allottee from RERA 100% Account
31-07-2019	-	-	Payment made to allottee from RERA 100% Account
08-08-2019	-	-	Payment made to allottee from RERA 100% Account
20-10-2022	-	-	Payment made to allottee from RERA 100% Account
27-10-2022	-	-	Payment made to allottee from RERA 100% Account



27-10-2022	-	-	Payment made to allottee from RERA 100% Account
30-12-2022	-	-	Payment made to allottee from RERA 100% Account
25-08-2020	-	(3,00,000)	Direct deposit in 70% designated bank account from current account of promoter
26-02-2021	-	(25,00,000)	Direct deposit in 70% designated bank account from current account of promoter
14-12-2021	-	(3,00,000)	Direct deposit in 70% designated bank account from current account of promoter
30-05-2019	-	6,30,000	Not transferred from 100% RERA account to 70% RERA account
30-01-2020	-	165	Not transferred from 100% RERA account to 70% RERA account
29-10-2020	-	14,00,000	Not transferred from 100% RERA account to 70% RERA account
26-11-2020	-	83	Not transferred from 100% RERA account to 70% RERA account
17-11-2022	165	165	Not transferred from 100% RERA account to 70% RERA account
05-01-2023	165	165	Not transferred from 100% RERA account to 70% RERA account
	1,62,16,991	23,49,480	