



Form 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To

M/s. Shraddha Equinox LLP

Ground Floor, Manisha Heights,
Bal Rajeshwar Marg, Vaishali Nagar,
Mumbai Suburban, Kurla, Maharashtra-400080.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s. Shraddha Equinox LLP** for the period from **01/04/2022 to 31/03/2023** with respect to MahaRERA Regn Number - **P51800029605**.

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. Shraddha Equinox LLP** 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	16,03,77,569	47,07,90,114
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	11,22,64,298	32,95,53,080
4	Total amount deposited in the Designated Bank Account	10,76,59,937	32,75,41,792
5	% of amount deposited in the Designated Bank Account [(4)/(1)*100]	67.13%	69.57%
6	Shortfall/Excess deposit (3-4)	46,04,361	20,11,288

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, however certain advances receipt in current account of promoter.

If No, Please mention the amount not deposited. (Refer Annexure A)



B. Withdrawals:

S. No.	Particulars	Financial Year 2022-23	Till date i.e. (31/03/2023)
1	Opening Balance of Designated Bank Account	31,57,871	-
2	Total Deposits	10,76,59,937	32,75,41,792
3	Total Amount withdrawn	11,07,46,825	32,74,70,809
4	Closing Balance	70,983	70,983

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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. Shraddha Equinox 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 project's commencement date is established in accordance with the RERA Certificate issued by MahaRERA, dated June 11th, 2021.
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 Au Small Finance Bank bearing account number-2121234033454771 and in ICICI Bank bearing account number - 098805001810, as mandated by Section 4(2)(l)(D) of the Act.

For M/s Gaurav S Rajpal & Co.
Chartered Accountant
FRN :- 159009W

CA Gaurav S Rajpal
M.No. 618490
Date : 30-09-2023
Place: Navi Mumbai
UDIN :- 23618490BGZWSU6879



Annexure A		
FY 2021-2022		
Sr.No	Particulars	Shortfall / (Excess Deposit) -70%
1	Other than customer receipts received in RERA 100%	(8,01,017)
2	Customer Receipts received in Current Account of Promoter	2,95,88,533
3	Pass through Charges (i.e Stamp Duty , GST, Others Charges)	(3,36,56,182)
4	TDS Receivable	19,78,034
5	Customer receipts received in Other Project Bank Account	2,97,559
6	Rounding OFF	-
Total		(25,93,074)

FY 2022-2023		
Sr.No	Particulars	Shortfall / (Excess Deposit) -70%
1	Other than customer receipts received in RERA 100%	(7,70,006)
2	Customer Receipts received in Current Account of Promoter	1,10,42,968
3	Pass through Charges (i.e Stamp Duty , GST, Others Charges)	(74,06,494)
4	TDS Receivable	2,15,480
5	Customer receipts received in Other Project Bank Account	13,59,486
6	Short when not tranfered from 100%	1,62,924
7	Rounding OFF	3
Total		46,04,361

Till date i.e. (31/03/2023)	20,11,288
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