



Rajan Tijoriwala
B.Com, F.C.A.

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RAJAN TIJORIWALA & ASSOCIATES

CHARTERED ACCOUNTANTS

612, Corporate Annexe, Plot No. 85, Sonawala Road, Goregaon East, Mumbai - 400 063.
Email : carajantijoriwala@gmail.com, Website : www.carajantijoriwala.com

FORM 5
(see Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT CERTIFICATE

To,
M/s. Bhoomi Associates,
Plot No. RDP-7/168,
Charkop Indian Oil Employees CHSL,
CTS No. 1C/1/328,
Charkop, Kandivali West,
Mumbai - 400067.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **M/s. Bhoomi Associates**, for the period from 01/04/2022 to 31/03/2023 with respect to Maha RERA Project "**Bhoomi Shivam**" and Maha Rera Regn. Number **P51800032345**

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 Company, 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. Bhoomi Associates** for the period ended 31/03/2023 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For the Fiscal Year	Total for the project till date
1.	Total Amount collected from allottees	Rs.42,35,69,608/-	Rs. 48,27,25,362/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per Act (1*2)	Rs.29,64,98,726/-	Rs.33,79,07,753/-
4.	Total amount deposited in the designated bank account	Rs.31,42,70,359/-	Rs. 33,02,66,959/-
5.	% of amount deposited in designated bank account $[(4)/(1)*100]$	74.20%	68.42%
6.	Shortfall/(Excess) deposit (3-4)	(Rs1,77,71,633/-)	Rs.76,40,794/-

Shortfall in Deposits is due to the following reasons:

Reconciliation of (Excess) & Shortfall in deposit	For the Fiscal Year	Total for the project till date
Excess Amount transferred from Collection Bank Account to Rera 70% Account by Bank	-	(Rs.1948/-)
Amount Collected in March 2022 transferred from Rera Collection Account in Rera 70% Bank Account by Bank in Next F.Y 22-23	-	Rs.2,54,14,375/-
Amount of Rs 40,83,911/- is of GST and car parking wrongly deposited in collection A/C	(Rs.28,58,738/-)	(Rs.28,58,738/-)
Amount of Rs.1,20,62,000/- Received against flat booking but the same has been refunded from Canara Bank	(Rs.84,43,400/-)	(Rs.84,43,400/-)
Amount of Rs 92,49,472 received till march,2022 but the same has been	(Rs.64,74,631/-)	(Rs.64,74,631/-)



deposited in designated bank A/C in Next F.Y 2023-2024 By bank		
Bank charges amount to Rs 7,336/-	Rs.5136/-	Rs.5136/-
Total Difference Amount	(Rs.1,77,71,633/-)	Rs.76,40,794/-

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

Has the required portion of money collected from allottees of the project units, as specified in the act, deposited in the designated RERA bank account? (YES /NO)

If No, Please mention the amount not deposited Not Applicable.

B. Withdrawals

Sr. No.	Particulars	For the Fiscal Year	Total for the project till date
1.	Opening Balance of designated bank account	Rs.65,715/-	Rs. NIL/-
2.	Total Deposits	Rs.31,42,70,359/-	Rs.33,02,66,959/-
3.	Total amount withdrawn	Rs.27,97,64,282/-	Rs.29,56,95,167/-
4.	Closing Balance	Rs.3,45,71,792/-	Rs.3,45,71,792/-

As specified in the Act, all the amount withdrawn during the year from RERA Bank account were within the withdrawal limit as certified under relevant Form 1, Form 2 and Form 3 issued during the reporting period? (YES /NO)

If No, Please provide the below details:-

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

C. Utilization

We state that, **M/s. Bhoomi Associates** has utilized the amount withdrawn from designated bank account towards project cost and land cost as specified in the act.

If no, please provide the below details:



Sr. No.	Date	Amount not utilized for the project
1.	NA	NA

D. Any Qualification / Observation of CA

1.	Amount of Rs.66,15,350/- is the TDS amount deducted by the customer, However the same is not been considered in the above collection and withdrawal statement
2.	
3.	
4.	

Yours Faithfully,

For
Rajan Tijoriwala & Associates
Chartered Accountants

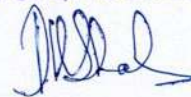




(CA. Rajan D. Tijoriwala)
Proprietor
FRN :- 108327W
M.No. 037015
UDIN : 23037015BGXDCQ6365

Place : Mumbai
Date : 16/12/2023

Agreed and Accepted by :
For BHOOMI ASSOCIATES



Partners

Signature of Promoter
Name :
Date :