

CA V. N. SHETTY and Co.

CHARTERED ACCOUNTANTS

D/505-508, Kailas Esplanade, Opp. Shreyas Theatre, L.B.S. Marg, Ghatkopar (West), Mumbai - 400 086.
Tel. : 91-22-25006232 / 25006252 E-mail : accounts@vnshetty.com Web : www.vnshetty.com

Annexure F

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
The Goodbuild India Private Limited
9/B-302, God Gift Tower,
M.R.Chowk, Hill Road,
Bandra West,
Mumbai-400 050.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Goodbuild India Private Limited Project Name Shepherd Horizon for the period from 01.04.2022 to 31.03.2023 with respect to MAHARERA Registration Number P51800046622

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 necessary information and explanation from the promoter, 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 Goodbuild India Pvt Ltd for the period ended 31.03.2023 and hereby certify that:

A. Deposits:

Sr No.	Particulars	For this Fiscal Year	Total for this project till 30.09.2023
1	Total amount collected from allottees	6,08,86,858	10,01,84,693
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per (1*2)	4,26,20,800	7,01,29,285
4	Total Amount deposited in the Designated Bank Account	1,57,97,500	4,01,55,985
5	Total amount deposited in Designated Bank Account $\{(4)/(1)*100\}$	25.95%	40.08%
6	Shortfall/(Excess) deposit (3-4)	2,68,23,300	2,99,73,300

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)

If no please mention the amount not deposited.

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B. Withdrawals

Sr No.	Particulars	For the Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	NIL	Nil
2	Total Deposits	1,57,97,500	4,01,55,985
3	Total amount withdrawn	1,57,97,500	4,01,55,985
4	Closing Balance	-	-

As specified in the Act, All the amount 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

C. Utilization

We certify that, the Goodbuild India Private Limited 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

D. Any Qualifications/Observations of CA

1	Promoter had initially received the collection in other than RERA account.
2	NA
3	NA

Yours Faithfully,
For V.N.Shetty & Co.,
FRN:118934W

VISHWANATH
NARAYAN
SHETTY

Digitally signed by
VISHWANATH NARAYAN
SHETTY
Date: 2024.03.13 14:19:30
+05'30'

Vishwanath Narayan Shetty
(Proprietor)
Mem No.106045
ICAI UDIN: 24106045BKALDA2691

Agreed and Accepted by:



Signature of Director
Name: Arshad Mohd Zaheer
Date: 12/03/2024