

**FORM 5 [see Regulation 4]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 28-02-2023

To,
Swastik Realtors

Add: 3rd Floor, 312 swastik disa corporate park,
Kohinoor compound, L.B.S Marg, Ghatkopar (W),
Mumbai-400086.

PAN: ABAFS2576A

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Swastik Realtors for the period from 1st April 2021 to 31st March 2022 with respect to Maha RERA Regn. Number P51800031928N (Swastik Elegance)

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 firm, 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 Swastik Realtors for the year ended 31st March 2022 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till 31st March 2022
1	Total amount collected from allottees	6,66,666	16,11,666
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	4,66,666	11,28,166
4	Total amount deposited in the designated Bank Account	0	0
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	0	0
6	Shortfall/(Excess) Deposit (3-4)	4,66,666	11,28,166

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?

Ans: No. (Amount not deposited Rs. 11,28,166)

B. Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till 31 st March 2022
1	Opening Balance of Designated Bank Account	Nil	Nil
2	Total Deposits	Nil	Nil
3	Total amount withdrawn	Nil	Nil
4	Closing Balance	Nil	Nil

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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?

Ans: Yes. (Since money was not withdrawn from designated bank account)

C. Utilisation:

We certify that, Swastik Realtors has not withdrawn any amount from designated bank account.

D. Any Qualification /Observation:

- 1.The Promoter has not filed the Form -1 & Form-2.
- 2.The Promoter has deposited allotment money of Rs 7,00,000 in Current Bank account of Firm & not in Designated bank account during F.Y. 2021-22.As per the explanation and representation given by the Promoter, due to unavoidable circumstance resulted due to COVID-19 outbreak, the promoter was unable to deposit allotment money of Rs 7,00,000 in Designated bank account during FY 2021-22 and has deposited said amount in current account

Yours Faithfully,

For B.B Lodha & Co.
Chartered Accountants
Firm Reg. No.105630w

Name: B.B.Lodha
Partner
Membership No:030556
Place: Mumbai
UDIN: **23030556BGZLTD2419**

Agreed and Accepted by:
For Swastik Realtors

Partner
Name:
Date:28-02-2023.