

MAYUR GOSRANI AND ASSOCIATES

Chartered Accountants

Address: - H.No. 959, R.No. 201, Satguru Apartment, Devji Nagar, Bhiwandi – 421302

Address:- Office No. 208, Shubham Palace, Sector 15, Plot No. 85/86, Above HDFC Bank, Koparkhairane – 400 709

FORM 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
M/s Satyam Infra
Plot No. 4, Sector – 8, Opp. CNG Gas Station,
D Mart Road, Ghansoli, Navi Mumbai – 400 701

SUBJECT: Report on statement of Accounts on project fund deposit, utilization and withdrawal by M/s Satyam Infra having project named “Alliaance Icon” for the period from 01.04.2022 to 31.03.2023 with respect to Maharera Reg Number **P51700046173**.

1. This certificate is issued in accordance with the provision of the Real Estate (regulation and Development) Act 2016 read along with 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 Satyam Infra for the period ended 31.03.2023 and hereby certify that,

A. Deposits :

		For this Fiscal Year	Total for this project till date
1	Total amount collected from allottees	7,13,39,626	7,13,39,626
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	4,99,37,738	4,99,37,738
4	Total amount deposited in the Designated Bank Account	7,03,50,496	7,03,50,496
5	% of amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6	Shortfall/Excess deposit (3-4)	-2,04,12,758	-2,04,12,758

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Notes: -

- 1) Amount collected/deposited at Sr. No. 1 &2, does 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.

B. Withdrawals :

	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	0	0
2	Total Deposits	7,03,50,496	7,03,50,496
3	Total amount withdrawn	6,47,58,232	6,47,58,232
4	Closing Balance	55,92,264	55,92,264

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:

Sr No	Date of withdrawal	Amount of Excess Withdrawals
1		

C. Utilisation :

We certify that M/s Satyam Infra 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 :-

Sr No	Date	Amount not utilised for project cost
1		

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D. Any Qualifications / Observations of CA

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FOR Mayur Gosrani and Associates
Chartered Accountants
FRN: 134820W

Agreed and Accepted By:
FOR Satyam Infra

(Mayur J Gosrani)
(Proprietor)
M.No. 150061

Santosh Devkar
Partner

Date: - 26th January, 2024
Place: - Navi Mumbai

UDIN: - 24150061BKCBJJ7001