



MNJ & Associates

Chartered Accountants

204, Vishal Apartment,

TPS Road No. 56, Borivali West.

Mumbai - 400092

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FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 06.11.2023

To,

HARSH TIRUPATI DEVELOPERS LLP,
402, SUNRISE BUILDING, WATERFIELD ROAD,
BANDRA (WEST), MUMBAI - 400050.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Harsh Tirupati Developers LLP** for the period from April 01st, 2022 to March 31st, 2023 with respect to MahaRERA Regn Number **P99000049405**.

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. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended **March 2023** and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till March 2023
1.	Total amount collected from allottees	25,63,877	25,63,877
2.	% of amount to be deposited as per act	100%	100%
3.	Amount to be deposited as per act (1 *2)	25,63,877	25,63,877
4.	Total amount deposited in the Designated Bank Account	17,17,531	17,17,531
5.	% of Amount deposited in Designated Bank Account [(4)/ (1)*100]	67%	67%
6.	Shortfall/Excess deposit (3-4)	8,46,346	8,46,346

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~~ / No)

If No. Please mention the amount not deposited.

S.No.	Date of Deposit	Amount Not deposited
1	18/02/2021	51000
2	22/03/2023	100000
3	19/02/2023	22000
4	19/02/2023	15000

Above amount has been directly deposited in 30% account instead of 100% account. During the year Bank has transferred the amount collected in 100% account to designated account (70%) & other account (30%) in the ratio of 70% & 30% during the year.

B. Withdrawals

		For this Fiscal year	Total for this project March 2023
1.	Opening Balance of Designated Bank Account	0	0
2.	Total Deposits	17,17,531	17,17,531
3.	Total amount withdrawn	8,92,913	8,92,913
4.	Closing Balance	8,24,618	8,24,618

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 /~~No~~)

If No, Please provide the below details :-

S.No.	Date of withdrawal	Amount of Excess Withdrawals
NA	NA	NA

C. Utilisation

I/We certify that, the **Harsh Tirupati Developers 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 utilised for Project Cost
NA	NA	NA

D. Any Qualifications / Observations of CA

1.	Total amount collected from Flat buyers has been deposited in RERA collection account except Rs. 188000/- detail of which has been produced above. Out of total amount deposited in collection account Bank is transferring 70% to RERA designated account of the promoter.
2.	This certificate has been issued on the basis of verification of Form 3 issued during the year, audited books of accounts and details and explanations provided by the management.

3.	During the year Rs. 49100/- received in RERA account and subsequently booking is cancelled has not been included in total amount collected from allottees amount.

Yours Faithfully,
For MNJ & Associates
Chartered Accountants
FRN : 130772W

CA Javadsha K. Vasa
Partner
M.No. : 106427
UDIN : 23106427BGXUJK4332

Place : Mumbai
Agreed and Accepted by :
For Harsh Tirupati Developers LLP

Harish Pahuja
Designated Partner
Date : 06/11/2023
Place : Mumbai