



FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
M/s Global Housing Ventures,
Banglow No.3, Bharat Nagar,
Gymkhana Road
Dombivli East- 421201.

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawn by M/s. Global Housing Venture for the period from 01/04/2020 to 31/03/2021 with respect to New Shivneri Darshan Co-operative Housing Society Limited, RERA Regn. Number P51700015559

1. This certificate is issued accordance with 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 the 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. Global Housing Venture with respect to New Shivneri Darshan Co-operative Housing Society Limited Project produced before us for the period ended 31st March, 2021 and hereby certify that:

A. Deposits

S r. N o.	Particulars	For F.Y 2020-21	Total for this project till 31/03/2021
1	Total amount collected from allottees	82,44,500.00	97,44,500.00
2	% of amount to be deposited as per act	70.00	70.00
3	Amount to be deposited as per act (1*2)	57,71,150.00	68,21,150.00
4	Total amount deposited in the Designated Bank Account	57,34,500.00	63,04,500.00





5	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	69.55	64.69
6	Short deposit (3-4)	36,650.00	5,16,650.00

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

If No, Please mentioned the amount not deposited. -

During the year Rs. 82, 44,500/- were collected from allottees, however only Rs. 57,34,500/- were deposited in designated bank, Short fall of Rs.36,650- was there

B. Withdrawals

		For F.Y 2020-21	Total for this project till 31.03.2021
1	Opening Balance of Designated Bank Account	55,840.00	0.00
2	Total Deposits	89,48,500.00	1,19,18,500.00
3	Total amount withdrawn	84,91,551.00	1,14,05,711.00
4	Closing Balance	5,12,789.00	5,12,789.00

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)

During the year 2020-21 the firm has not obtained from 2A and form 3 for withdrawal From designated bank.

If No, Please provide the below the details: Yes



Kale Malde & Co.
Chartered Accountants



1, Shivkrupa Building
Patharli Road, Shelar Naka,
Dombivali (East)- 421 201
Mob:08692000600
E-mail: alpesh1804@gmail.com

Sr. No.	Date of Withdrawal	Amount of excess Withdrawals
1	--	----

C. Utilization

I/We certify that the M/s. Global Housing Venture in respect of New Shivneri Darshan Co-operative Housing Society Limited Project 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:

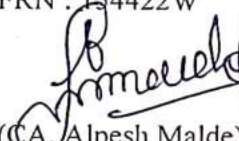
Sr.No.	Date		Amount not utilized for project cost
1	--	---	----

D. Any Qualifications /Observations

Note: Please refer Annexure for RERA audit report

Yours Faithfully

Kale Malde & Co.
Chartered Accountants
FRN : 154422W


(CA. Alpesh Malde)



MRN: 138034

UDIN: 22138034AQASHO4738

Date: 22/08/2022
Place: Dombivli

Kale Malde & Co.
Chartered Accountants



1, Shivkrupa Building
Patharli Road, Shelar Naka,
Dombivali (East)- 421 201
Mob:08692000600
E-mail: alpesh1804@gmail.com

Agreed and Accepted by

For Global Housing venture
For GLOBAL HOUSING VENTURE

Partner

Sumar

PARTNER

Date : 26.08.2022



M/s. Global Housing Venture
Annexure to RERA Audit Report

- 1) This certificate is being issued as per third proviso to section 4(2)(1)(d) of 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 websites) Rules 2017 and based on the records and documents produced and explanation provided to us by the management of the firm.
- 2) We have relied on the Management Representation received from the company for the compliance made in accordance with the provisions of RERA Act.
- 3) Total amount collected from the allottees/customer are exclusive of GST amount.
- 4) During the year, part of the amount collected was deposited in bank account which is not designated bank account Rs. 38, 00,000/- from allottees. Out of which Rs. 12, 90,000/- were transfer to designated bank account.
- 5) During the F.Y 2020-21, total deposits of designated bank account of Rs. 89,48,500/- which includes loan received from Partner of the firm and their relative amounting to Rs.39,64,000/-
- 6) During the F.Y 2020-21, total amount withdrawn from designated bank account of Rs. 7545216/- which has been used for the cost of project.
- 7) The company has not obtained timely certificate from Engineer, an Architect and Chartered Accountant.
- 8) As the form 3 has not obtained from Chartered Accountant, we are not able comments that it has amounts withdrawn from designated bank account towards project cost is within as specified in the act.

