



A.C. MODI & ASSOCIATES
CHARTERED ACCOUNTANTS

ALPESH C. MODI
B.COM. F.C.A.

Flat No.1603, 16th Floor, Rashmi Heights, Opp. M. W. Desai Hospital, Dayabhai Patel Road, Malad (East), Mumbai - 400097
Mob.: 9324659021- Email: alpesh.modi@gmail.com

ANNEXURE-F
FORM 5
[see Regulation 4]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To
Shubh Enterprises
13th floor, Peninsula Business Park,
Senapati Bapat Marg, Lower Parel - (West),
Mumbai - 400013.

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Shubh Enterprises (Promoter) for the period from 01st April, 2020 to 31st March, 2021 with respect to Maha RERA Regn. Number P51900012560.

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 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 **Shubh Enterprises** for the period ended **31st March, 2021** and according to the information and explanation given to us and to the best of our knowledge and belief we hereby certify that:

A. Deposits:

Sr. No	Particulars	For the Fiscal Year: 2020-2021	Total for this Project till date
1	Total amount collected from Allottees	NIL	NIL
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	Not Applicable	Not Applicable
4	Total amount deposited in the Designated Bank Account	Not Applicable	Not Applicable
5	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	Not Applicable	Not Applicable
6	Shortfall/Excess deposit (3-4)	Not Applicable	Not Applicable



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- (#) Amount collected/deposited at Sr. No. 1 & 2, 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 mentioned the amount not deposited.

(Please Refer Point No.1 and 2 of the Observation given per para No.D below)

B. Withdrawals :

Sr. No	Particulars	For the Fiscal Year: 2020-2021	Total for this Project till date
1	Opening Balance of Designated Bank Account	Not Applicable	Not Applicable
2	Total Deposits	Not Applicable	Not Applicable
3	Total amount withdrawn	Not Applicable	Not Applicable
4	Closing Balance	Not Applicable	Not Applicable

- (#) 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:

(Please Refer Point No.1 and 2 of the Observation given per para No.D below)

S.No.	Date of Withdrawals	Amount of Excess Withdrawals
1		Not Applicable

C. Utilisation:

We certify that, Shubh Enterprises has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act :-

S.No.	Date	Amount Not utilised for Project Cost
1		Not Applicable



My



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D. Any Qualification/Observation of CA

S.No.	Remark
1.	The Promoter has not collected any amount from prospective customers for the project Spenta Nest registered with Maha RERA vide Regn. Number P51900012560
2.	The Promoter has also not open any Designated Bank account with any Bank for the Project Spenta Nest

For **A.C.MODI & ASSOCIATES**

Chartered Accountants

Firm's registration number: 116555W

ALPESH. C.MODI

Proprietor

Membership number: 101342

UDIN: 22101342AGPHSV5587

Place: Mumbai

Date: 7th April,2022



AGREED AND ACCEPTED BY
SHUBH ENTERPRISES

MEHUL JADAVJI SHAH
(PARTNER)

Place: Mumbai

Date: 7th April,2022