



**Shripati Gandhi Choudhari & Co**  
**Chartered Accountants**

B-005 Sitar Building, Lokpuram, Opp. Hiranandani Meadows, Thane West 400 610

**FORM 5**  
**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**  
**CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 30/09/2023

To  
M/s Shubh Gruha AOP  
701 Rajyog CHSL,  
Sakharam Keer Road,  
Shivaji Park, Mahim,  
Mumbai 400016.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Shubha Gruha for the period from 27.09.2022 to 31.03.2023 with respect to MahaRERA Regn Number P51900047047.

- 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.
- 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.
- I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Shubha Gruha 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                          | 6,54,51,294          | 6,54,51,294                      |
| 2 | % of amount to be deposited as per act                         | 70%                  | 70%                              |
| 3 | Amount to be deposited as per act (1 * 2)                      | 4,58,15,906          | 4,58,15,906                      |
| 4 | Total amount deposited in the Designated Bank Account          | 6,54,51,294          | 6,54,51,294                      |
| 5 | % of Amount deposited in Designated Bank Account [(4)/(1)*100] | 100                  | 100                              |
| 6 | Shortfall/Excess deposit (3-4)                                 | (1,96,35,388)        | (1,96,35,388)                    |

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

If No. Please mention the amount not deposited



**B Withdrawals**

|   |                                            | For this Fiscal year | Total for this project till date |
|---|--------------------------------------------|----------------------|----------------------------------|
| 1 | Opening Balance of Designated Bank Account | 8,960                | 8,960                            |
| 2 | Total Deposits                             | 5,71,55,372          | 5,71,55,372                      |
| 3 | Total amount withdrawn                     | 4,37,62,190          | 4,37,62,190                      |
| 4 | Closing Balance                            | 1,34,02,143          | 1,34,02,143                      |

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**

I/We certify that, the Shubha Gruha has utilised 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       |      |                                      |

**D Any Quallifications / Observations of CA**

|   |  |
|---|--|
| 1 |  |
| 2 |  |
| 3 |  |
| 4 |  |

Yours Faithfully  
For Shripati Gandhi Choudhari & Co  
Chartered Accountants



**RUPESH D. CHOUDHARI**  
CHARTERED ACCOUNTANT

M. No. : 163319

Name: CA Rupesh Choudhari

M.No : 163319

Partner

UDIN: 23163319BGWUUC8781

Agreed and Accepted by:

Signature of Promoter

Name: **Abhijit Desai**

Date: **30/09/2023**