

SUNIL NIMBALKAR & ASSOCIATES
CHARTERED ACCOUNTANTS



Office No. 206, Basil Amora, A -Wing, 2nd Floor, Datta Nagar, Jambhulwadi Road, Ambegaon Khurd, Katraj, Pune - 411046.

☎ 9850647655 ✉ casunilnimbalkar@gmail.com

Annexure F
Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Samarth Group Builders and Developers,
04, Suniyojan Apartment,
Canol Road, Devkate Hospital
Baramati, Pune – 413102.

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by M/S Samarth Group Builders and Developers for the period from 01-04-2022 To 31-03-2023 with respect to project "Samarth Paradise Phase 2" having MahaRERA Number P52100047609.

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 Samarth Group Builders and Developers for the period ended 31-03-2023 and hereby certify that:

A. Deposits:

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Total amount collected from allottees	49,30,000.00	49,30,000.00
2	% Amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	34,51,000.00	34,51,000.00
4	Total amount deposited in the Designated Bank Account	53,39,648.00	53,39,648.00
5	% Of Amount deposited in Designated Bank Account [(4) / (1) *100]	108.31%	108.31%
6	Shortfall /Excess deposit (3-4)	-18,88,648.00	-18,88,648.00



Amount collected/deposited at Sr. No. 1 & 2, does not include any 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)

Yes, the amount of 70% required to be deposited in RERA account is deposited and there is an excess deposit of Rs. 18,88,648.00/- in the mentioned account.

B. Withdraw

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Opening Balance of Designated Bank Account	0.00	0.00
2	Total Deposits	53,39,648.00	53,39,648.00
3	Total Amount Withdrawn	41,23,245.42	41,23,245.42
4	Closing Balance	12,16,402.58	12,16,402.58

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.

If no, please provide the below details: -

SR.NO	Date of withdrawal	Amount of Excess Withdrawals
1		NIL

C. Utilization

We Certify that, the Vaishnavi Developers & Builders 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		NIL



D. Any Qualifications / Observations of CA

SR.NO	Particulars
1.	As per the audit evidence obtained, amount that need to be deposited in the designated RERA Account is Rs. 34,51,000.00/- and the amount deposited in the RERA Account is Rs. 53,39,648.00/-. Hence, there is excess deposit of Rs. 18,88,648.00/- in the designated RERA Account. Further there is only one account maintained by the promoter.

Yours faithfully,

For SUNIL NIMBALKAR & ASSOCIATES
Chartered Accountants
FRN: 157022W



Sunil Shamrao Nimbalkar

Proprietor

M.No. 197121

Place: Pune

Date: 21/03/2024

UDIN: 24197121BJZZDI9784



Agreed and accepted by:



SAMARTH GROUP
BUILDERS AND DEVELOPERS

Signature of Promoter

Date: 21/03/2024

Place: Pune

PROPRIETOR