



Annexure F
Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Neeti Shelters LLP,
78/3/1, Neeti Privilage, Marunji, Pune- 411057

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by Neeti Shelters LLP for the period from 01-04-2022 to 31-03-2023 with respect to MahaRERA Number P52100018865.

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 Neeti Shelters Llp 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	6,80,550.00	7,82,41,156.00
2	% Amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	4,76,385.00	5,47,68,809.20
4	Total amount deposited in the Designated Bank Account	21,600.00	5,56,61,394.00
5	% of Amount deposited in Designated Bank Account [(4) /(1) *100]	3.17%	71.14%
6	Shortfall /Excess deposit (3-4)	4,54,785.00	-8,92,584.80



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)

No, the amount of 70% required to be deposited in RERA account is not deposited and there is shortfall in deposit by Rs. 4,54,785.- 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	11,000.00	0.00
2	Total Deposits	21,600.00	5,56,61,394.00
3	Total Amount Withdrawn	32,507.08	5,56,61,301.08
4	Closing Balance	92.92	92.92

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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 Neeti Shelters 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

SR.NO	Date	Amount Not Utilized for Project Cost
1		NIL



D. Any Qualifications / Observations of CA

SR.NO	Particulars
1.	There is a short deposit of Rs. 4,54,785.00 during the year. However, there is an excess of Rs. 8,92,584.80 in Till date deposit. The total amount deposited in the Designated RERA Bank Account for the project till date is Rs. 5,56,61,394.00, which is at more than 70% of the total amount collected from allottees.
2.	As per audit evidences obtained and explanation received by management, the amount collected by allottees were collected in collection account and the same amount was primarily used for repayment of loan and the remaining amount was further deposited in designated Rera account, due to which there is shortfall into amount to be deposited in designated Rera account.

For RSVA & Co
F. R. No: 110504W
Chartered Accountants

Abhijit Mundada

Abhijit Mundada
Partner
M. No: 134685
Place: Pune
Date: 23/08/2023
UDIN: 23134685BGUUTV1989



Agreed and accepted by:

For NEETI SHELTERS LLP

Raghu
Designated Partner

Signature of Promoter