

FORM 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
SACHDEV DEVELOPERS OPC LTD,
Blk No.C928, Room No.1856 with Adjacent Land bearing CTS No.24475 and 24476
at Ulhasnagar (M Corp.), Ulhasnagar, Thane, 421005;

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawn by VISHNU SACHDEV for the period from 01/04/2022 to 31/03/2023 with respect to **SHYAM AANGAN**.

RERA Regn. Number **P51700047719**

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. I have obtained all the necessary information and explanation from the Company, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of SHYAM AANGAN for the period ended 31/03/2023 and hereby certify that:

A. Deposits:

		For this Fiscal year (21/11/2022- 31/03/2023)	Total for this project from (2023 till 16/09/2023)
1	Total amount collected from allottees	12,00,000	45,93,000
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	8,40,000	32,15,100
4	Total Amount deposited in Designated Bank Account	8,65,000	34,25,100
5	% of Amount deposited in Designated Bank Account [(4)/(1) *100]	72%	74%
6	Excess deposit (3-4)	25000	2,10,000



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 N.A.

B. Withdrawals:

		For this Fiscal year (22/11/2022- 31/03/2023)	Total for this project till date (15/09/2023)
1.	Opening Balance of Designated Bank Account	0	0
2.	Total Deposits	8,65,000	34,25,100
3.	Total amount withdrawn	6,30,236	29,85,236
4.	Closing Balance	2,34,764	4,39,864

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1	N.A	N.A

C. Utilization:

I certify that SHYAM PARK PROJECT BY VISHNU SACHDEV, 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:-

S. No.	Date	Amount net utilized for Project Cost



D. Any Qualifications/ Observations of CA

1.	Rs 2,10,000 promotor has deposited in 70% designated account, as amount required during the initial stage of project.
2.	

Yours Faithfully,



Signature of Chartered Accountant

UDIN - 23115613BQVCCB9955. (UDIN:)

(Membership Number 115613)

(Name: -Mala S. Rajpal)

Agreed and Accepted by:
For Sachdev Developers (OPC) Private Limited

m. S. Sachdev

Authorised Signatory

Signature

Name:

Date: 25/09/2023