



Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANTS CERTIFICATE

Date: 21.12.2023

To,
Sugee Twenty Three Developers LLP
3rd Floor, Nirlon House,
Dr. Annie Besant Road, Worli,
Mumbai- 400030

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Sugee Twenty Three Developers LLP for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn. Number P51900048130

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) Rule, 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 Sugee Twenty Three Developers 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	2,71,38,500.00	2,71,38,500.00
2.	% of amount to be deposited as per act	100%	100%



3.	Amount to be deposited as per act (1*2)	2,71,38,500.00	2,71,38,500.00
4.	Total amount deposited in the Designated Bank Account	1,89,61,250.00	1,89,61,250.00
5.	% of Amount deposit in Designated Bank Account $[(4)/(1)*100]$	70%	70%
6.	Shortfall / Excess deposit	NIL	NIL

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

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	1,89,61,250.00	1,89,61,250.00
3.	Total amount withdrawn	1,89,61,250.00	1,89,61,250.00
4.	Closing balance	0.00	0.00

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

C. Utilization

We certify that, the Sugree Ten Developers LLP has utilized the amounts withdrawn from designated bank account towards projects cost only, as specified in the act.

If No, please provide the below details:-



Sr. No.	Date	Amount not utilized for Project Cost
1.	N.A.	N.A.

D. Any Qualifications / Observations of CA

1.	
2.	
3.	
4.	

Yours Faithfully,

**For M G R & Co
Chartered Accountants**

M Rao



Signature of Chartered Accountant

UDIN: 23029893BGUJEY5932

Membership No.: 029893

Name: CA M G Rao

Agreed and Accepted by:

Sugee Twenty Three Developers LLP



Signature of Promoter

Name: Sugee Twenty Three Developers LLP

Date: 21.12.2023