



# **CDS & ASSOCIATES**

## **CHARTERED ACCOUNTANTS**

63, First Floor, Raghuleela Mall, Behind Poisar Depot, Kandivali (West), Mumbai 400 067  
Tel : 022 49702505 Email : smitmshahandco@gmail.com

### **FORM 5**

(See Regulation 4)

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

Date: 14<sup>th</sup> October, 2023

To,  
M/s Shamik & Sanghvi Developers LLP  
Mumbai

**SUBJECT:** Report on Statement of Accounts on project fund deposit, utilization and withdrawal by "M/s Shamik & Sanghvi Developers LLP" ("Promoter") for its project, "WORLIWALA CHSL", for the period from 26<sup>th</sup> September, 2022 to 31<sup>st</sup> March, 2023 with respect to MahaRERA Registration Number bearing P51800047017.

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 (collectively defined as "Act").
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 M/s Shamik & Sanghvi Developers LLP for the period ended 31<sup>st</sup> March, 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 (Refer Note a below)     | NIL                  | NIL                              |
| 2.      | % of amount to be deposited as per act.                        | NA                   | NA                               |
| 3.      | Amount to be deposited as per act (1*2)                        | NIL                  | NIL                              |
| 4.      | Total amount deposited in the Designated Bank Account          | NIL                  | NIL                              |
| 5.      | % of Amount deposited in Designated Bank Account [(4)/(1)*100] | NA                   | NA                               |
| 6.      | Shortfall / (Excess) deposit (3 - 4)                           | NIL                  | NIL                              |

**Notes:**

- a) Amount collected/ to be deposited / actual deposited at Sr. No. 1, 3 and 4 does not include pass through charges and indirect taxes, if any.
- b) Total amount collected from allottees at Sr. No. 1 is does not include the Tax Deducted at Source by the allottees.

**B. Withdrawals**

| Sr. No. | Particulars                                | For this Fiscal year | Total for this project till date |
|---------|--------------------------------------------|----------------------|----------------------------------|
| 1.      | Opening Balance of Designated Bank Account | NIL                  | NIL                              |
| 2.      | Total Deposits                             | NIL                  | NIL                              |
| 3.      | Total amount withdrawn                     | NIL                  | NIL                              |
| 4.      | Closing Balance                            | NIL                  | NIL                              |

Note:

a) Reconciliation of Closing Balance of Designated RERA Bank Account

| Sr. No. | Particulars                                                         | Amount (Rs.) |
|---------|---------------------------------------------------------------------|--------------|
| 1.      | Closing balance as per above table of withdrawals                   | NIL          |
| 2.      | Add: Balance infused at the time of opening the bank account        | NIL          |
| 3.      | Less: Bank Charges from inception till 31 <sup>st</sup> March, 2023 | NIL          |
| 4.      | Closing balance as per Bank statement                               | NIL          |

- i. As specified in the Act, whether 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?

Auditor's Comment:

Yes, 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, including the Forms obtained at the time of registration of the project.

**C. Utilization**

We certify that, on an overall examination of the financial position, the Promoter, M/s Shamik & Sanghvi Developers LLP, has no transaction in the designated bank account towards project cost only, as specified in the Act.

This space is intentionally left blank



D. Any Qualifications/ Observations of CA

| Sr. No. | Particulars                                                                                                               |
|---------|---------------------------------------------------------------------------------------------------------------------------|
| 1.      | This certificate under Form 5 is to be read with an accompanying statement as provided in Annexure A to this certificate. |
|         |                                                                                                                           |

Yours faithfully,  
**For C D S & Associates,**  
**Chartered Accountants**  
Firm Registration Number: 149398W

**Smit Mukesh  
Shah**

Digitally signed by Smit Mukesh Shah  
DN: cn=IN, o=Personal,  
2.5.4.20=ce9af75c2ae4d85a78c372ee853  
4e583e45ef4f713096a8f2473a979a64e33,  
postalCode=400067, st=Maharashtra,  
serialNumber=1fc2210c8a398ded1a1714  
e2ef8a64890ae77168f7d3ff77bae695939  
771ad, cn=Smit Mukesh Shah  
Date: 2023.10.14 18:27:19 +05'30'

**Smit Shah**  
Partner  
Membership Number: 166135  
UDIN: 23166135BGQYQU4995

Place: Mumbai  
Date: 14<sup>th</sup> October, 2023

Agreed and accepted by:  
For and on behalf of M/s Shamik & Sanghvi Developers LLP ("Promoter")

  
**Partner**  
Date:





# C D S & ASSOCIATES

## CHARTERED ACCOUNTANTS

063, First Floor, Raghuleela Mall, Behind Poisar Depot, Kandivali (West), Mumbai 400 067  
Tel : 022 49702505

Email : smitshahandco@gmail.com

### Annexure A

The accompanying Annual Report on Statement of Accounts is for certifying the project fund utilization and withdrawal by Promoter for the period w.r.t MahaRera Registration Number bearing P51800047017.

#### **Management's Responsibility:**

Management is responsible for the preparation of financial statements, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation of the financial statements that are free from material misstatement, whether due to fraud or error and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

The Management is also responsible for ensuring that the company complies with the requirements of the Act.

#### **Auditor's Responsibility:**

Our responsibility is to certify the project fund utilization and withdrawal by Promoter as per the requirements of Section 4(2)(I)(D) of the Act, based on our review. We have conducted the review in accordance with Standards on Auditing issued by the Institute of Chartered Accountants of India. The Standards on Auditing requires us to comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

The Certificate is issued in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

#### **Conclusion**

Based on our examination of financial statements and other relevant information and explanations given to us and with other documents produced before us for review and verification, we certify that there is no material misstatement in the information furnished in Form 5.

#### **Restriction on Use**

The accompanying certificate is addressed to and provided to Promoter, solely for compliance with the requirements of the Act. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.



Place: Mumbai  
Date: 14<sup>th</sup> October, 2023

For C D S & Associates,  
Chartered Accountants  
Firm Registration Number: 149398W

Smit Mukesh  
Shah

Digitally signed by Smit Mukesh Shah  
DN: cn=Smit Mukesh Shah,  
2.5.4.20=cc=Personal,  
c581e5c4d71309a6d2473a979a4e33,  
serialNumber=11d211bba598d6d1a1714e2  
efba6d890ae771687c377ba6d89193971a  
4, cn=Smit Mukesh Shah  
Date: 2023.10.14 18:21:09 +05'30'

Smit Shah  
Partner  
Membership Number: 166135  
UDIN : 23166135BGQYQU4995