

HEM K. DAVE & CO.

CHARTERED ACCOUNTANTS

Membership No. 177680

Firm Reg. No. 147878W

Annexure F
Form 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 27/09/2023

To,
M/s. Shubham Enterprises
Shop No. 1, Visa Sorathia Building,
V. L. Road, Kandivali (West),
Mumbai – 400 067

SUBJECT:- Report on Statement of Accounts on project fund utilization and withdrawal by M/s. Shubham Enterprises for the period from 01/04/2021 to 31/03/2022 with respect to MahaRERA Regn. Number P51800033314.

- 1) This certificate is issued in accordance with the provisions of the Real Estate (Regulations 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/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
- 3) I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of M/s. Shubham Enterprises for the period ended 31/03/2023 and hereby certify that:-



A. Deposits

		For this Fiscal Year	Total for This project till date
1.	Total Amount collected from Allottees	2,90,87,890/-	3,25,87,890/-
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	2,03,61,523/-	2,28,11,523/-
4.	Total Amount deposited in the Designated Bank account $((4)/(1)*100)$	2,03,61,523/-	2,28,11,523/-
5.	% of Amount Deposited in Designated Bank account	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

B. Withdrawals

		For this Fiscal Year	Total for this Project till date
1.	Opening balance of Designated Bank Account	0	0
2.	Total Deposits	2,03,61,523/-	2,28,11,523/-
3.	Total Amount Withdrawn	2,03,61,523/-	2,28,11,523/-
4.	Closing Balance	0	0

As specified in the Act, All the amounts withdrawn during the year from RERA bank Account were within the withdrawal limit as certified under the relevant form 1, Form 2 and Form 3 issued during the reporting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

C. Utilisation

I/We certify that, the M/s. Shubham Enterprises 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 utilised for Project Cost
1	-----	-----



D. Any Qualifications / Observations of CA

1.	Rs. 1,92,50,000/- Collected from Members in society account was provided to developers against construction cost receivable as per Development Agreement and the same has utilized towards project cost only.
2.	-----
3.	-----
4.	-----

Yours Faithfully,
For Hem K Dave & Co.



Hem Dave
(Proprietor)
UDIN no: 23177680BGTSEX4663
Membership No. : 177680
Name : Hem Ketan Dave
FRN: 147878W

Agreed and Accepted by
Yours Faithfully,
For M/s. Shubham Enterprises

Partner
Date :