



SPAK & Co.

CHARTERED ACCOUNTANTS

Annexure F Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Satkar Reality,
1315, 5Th Floor, Pratibha Complex, Kasba Peth, Pune- 411011

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by Satkar Reality for the period from 26-12-2022 to 31-03-2023 with respect to MahaRERA Number P52100048316.

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 Satkar Reality 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	0.00	0.00
2	% Amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	0.00	0.00
4	Total amount deposited in the Designated Bank Account	0.00	0.00
5	% of Amount deposited in Designated Bank Account [(4) / (1) * 100]	-	-
6	Shortfall / Excess deposit (3-4)	0.00	0.00



Office : 4 & 5, CTC 1301, Shukrawar Peth, Swaroop Krupa Apartment, Second Floor,
Above Sampada Sahakari Bank, Subhash Nagar, Bajirao Road, Pune - 411002

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Website : www.spak.co.in

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 amount has been collected from customers till 31-03-2023, hence no amount has been deposited in designated RERA account.

B. Withdraw

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	0.00	0.00
3	Total Amount Withdrawn	0.00	0.00
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As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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.

If no, please provide the below details: -

SR.NO	Date of withdrawal	Amount of Excess Withdrawals
1		NIL

C. Utilization

We Certify that, the Satkar Reality 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



Any Qualifications / Observations of CA

SR.NO	Particulars
1.	No amount has been collected from customers till 31-03-2023, hence no amount has been deposited in designated RERA account.

Yours faithfully,

For S P A K & Co.
FRN: 139877W



CA Pushpak Bogati
Partner
Membership No: 172292
UDIN: 23172292BGUFWZ9524
Date: 22/08/2023
Place: Pune



Agreed and accepted by:



Signature of Promoter
Name:
Date:
Place: Pune

