M A PARIKH SHAH & ASSOCIATES
Chartered Accountants
(Formerly known as M A PARIKH & CO)

FORM 5

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

To,
Anish Shah and Manish Shah
A-501, Gladdiola, Hanuman Road,
Vile Parle East, Mumbai – 400 057.

Subject: Report on Statement of Accounts on project fund deposit, utilisation and withdrawal by Anish Shah and Manish Shah, Association of Person ('the AOP') for the period from 1st April, 2021 to 31st March, 2022 with respect to MahaRera Registration Number P51800031796 (Name of the Project: Pushp Vatika)

Management's responsibility:

The certificate, including the creation and maintenance of all accounting and other records supporting its contents, is solely the responsibility of the management of the AOP. The AOP's management is responsible for the designing, implementing and maintaining internal control relevant to the preparation and presentation of the details, and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

The responsibility of the management is to provide all the information and explanations required in connection with the aforesaid certification in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016.

Auditor's responsibility:

It is our responsibility to express reasonable assurance in the form of certificate based on our verification of relevant records and information and explanation provided to us in respect of information given in the certificate.

For the purpose of the certificate we have relied on the duly certified Form 1, Form 2 and Form 3 provided to us by the management of the AOP.

Conclusion:

1. This certificate issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ('the RERA Act') read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2017.

2. We have obtained all necessary information and explanation from the promoter / developer, 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 the AOP for the period from 1st April, 2021 to 31st March, 2022 and hereby certify that :

B 21-25 Paragon Centre, Pandurang Budhkar Marg, Worli, Mumbai – 400013
Phone: 4073 3000 / 4156 9000- E-MAIL: map@maparikh.co.in

M.A. PARIKH SHAH & ASSOCIATES * MUMBAI * CHARTERED ACCOUNTANTS

A. Deposits. **(Amount in Rupees)**

Sr. no.	Particulars	For this Fiscal Year	Total for this project till date
1.	Total amount Collected from Allottees (*)	1,18,35,000	1,18,35,000
2.	% of amount to be deposited as per the RERA Act	70%	70%
3.	Amount to be deposited as per the RERA Act (1 * 2)	82,84,500	82,84,500
4.	Total amount deposited in the Designated Bank Account	82,84,500	82,84,500
5.	% of Amount deposited in Designated Bank Account [(4)/1*100]	70%	70%
6.	Shortfall / Excess deposit (3-4)	-	-

(*) Amount collected / deposited at Sr No 1 and 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 RERA Act, deposited in Designated RERA Bank account: **Yes**

If No please mention the amount not deposited: **Not applicable**

B. Withdrawals **(Amount in Rupees)**

Sr. no.	Particulars	For this Fiscal Year	Total for this project till date (as on 31.03.2022)
1.	Opening Balance of Designated RERA Bank account	-	-
2.	Amount Deposited by Promoter for Opening of Account (net of withdrawal) (#)	3,81,650	3,81,650
3.	Total Deposit		
3.1	Deposit w.r.t. Consideration received per agreement / letter of allotment (70% of the amount)	82,84,500	82,84,500
3.2	Deposit w.r.t. pass through charges and indirect taxes (#) (**)	5,08,905	5,08,905
4.	Total amount withdrawn		
4.1	Withdrawal of pass through charges and indirect taxes (#)	(5,08,905)	(5,08,905)
4.2	Withdrawal towards project	(82,84,500)	(82,84,500)
5.	Closing Balance	3,81,650	3,81,650

(**) During the year, the AOP has deposited indirect taxes as recovered in relation with the consideration received in the Designated RERA Bank account.

(#) Even though there is no requirement of Form 5, however to show complete fund movement in the Designated RERA Bank account, the same have been disclosed.

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As specified in the RERA 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: **Not applicable**

Sr No	Date of withdrawal	Amount if Excess Withdrawals
1		

C. Utilisation

We certify that the AOP has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the RERA Act.

If No, Please provide the below details:- - **Not Applicable**

Sr No	Date of withdrawal	Amount not utilised for the Project Cost
1		

D. Any Qualifications / Observation of CA

1.	None
2.	

Agreed and Accepted for
Mr Anish Shah & Manish Shah

Member
(Anish Dilip Shah)

Date: 23-02-2023
Place: Mumbai

Yours Faithfully
For M A Parikh Shah & Associates
Chartered Accountants
Firm Registration No : 107556W

Partner
Name : Dhaval B. Selwadia
Membership no : 100023

UDIN: 23100023BGWNDH8169

Date: 23-02-2023
Place: Mumbai

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