

M G S P & Associates

CHARTERED ACCOUNTANTS

Add : 1st Floor, Nivedita Building, Mrutunjay Colony, Kothrud, Pune 411038
Mob: +91 9527634352, 8600300320 Email: caavsp@gmail.com

FORM 5 (See Regulation 4) ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date - 29.12.2023

To,

Soham Developers

3/1, Narayanbag Complex, 36 Nr Matl Ganpati,
Narayan Peth, Pune 411030.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Shitole Heights** for the period from **01/04/2022 to 31/03/2023** with respect to MahaRERARegn Number **P52100030135**

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 **Shitole Heights** for the period ended 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	4,07,05,944.60	5,51,41,808.24
2	allottees % of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	2,84,94,161.00	3,85,99,266.00
4	Total amount deposited in the Designated Bank Account	3,25,55,135.60	4,44,80,405.60
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	80%	81%
6	Shortfall/Excess deposit (3-4)	-40,60,974.60	-58,81,139.60

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 RFRA Bank Account? - YES

If No please mention the amount not deposited - Not Applicable



B. Withdrawals

Sr No	Particulars	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	3,51,000.00	1,774.00
2	Total Deposits	3,22,04,135.60	4,41,29,405.60
3	Total amount withdrawn	3,18,55,135.10	4,34,31,179.10
4	Closing Balance	7,00,000.50	7,00,000.50

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1.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 :-

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1	NIL	NIL

C. Utilisation

We certify that, the **Soham Developers** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. - Yes

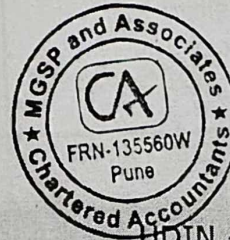
If No, please provide the below details :-

S.No.	Date	Amount not utilised for Project Cost
1	NIL	NIL

D. Any Qualifications / Observations of CA

1	During the period stamp duty and GST charges of Rs. 75,09,963.4/- received from allottee deposited in 100% account reduced from total amount collected from allottees and net receipt shown in Table A first row above.
2	During the period one Rs. 22,10,000/- received in other bank account from one allottee added in total amount collected from allottees Table A first row above.

Yours Faithfully,
For MGSP and Associates
Chartered Accountants



Mahesh A Ghare
CA Mahesh A Ghare
Partner
M No. 149154
UDIN - 23149154BGXEOJ1395
Date - 29.12.2023

[Signature]
Agreed and Accepted by:
For Soham Developers
Name: Mr. Viresh Shitole
Date - 29.12.2023