



Desai Shah & Associates
CHARTERED ACCOUNTANTS

Annexure F

FORM 5

(See Regulation 4)

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE
PROMOTER'S COMPANY/FIRM)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 30.11.2023

To,
M/s. Shraddha Developers & Realtors
A/501, Victory Park,
Chandavarkar Road, Borivali West,
Mumbai - 400092
Maharashtra.

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by
[Promoter] for the period from **01st April, 2022 to 31st March 2023** with respect to Maha RERA Regn Number
P51800045452.

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 M/s. Shraddha Developers & Realtors (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 Promoter for the period ended 31st March, 2023 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date (01 st April 2022 to 30th Nov. 2023)
1.	Total amount collected from allottees	7,07,71,767	29,47,06,911
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	4,95,40,237	20,62,94,838
4.	Total amount deposited in the Designated Bank Account	7,07,71,767	29,47,06,911.00
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6.	Shortfall/Excess deposit (3-4)	-2,12,31,530	-7,92,60,079

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 / No)

If No. Please mention the amount not deposited.

B. Withdrawals

		For this Fiscal year 22-23	Total for this project till date (1 st April 2022 to 30 th Nov. 2023)*
1.	Opening Balance of Designated Bank Account	Rs.79,19,578	Rs.79,19,578
2.	Total Deposits	Rs. 27,48,13,891	Rs. 56,53,20,206
3.	Total amount withdrawn	Rs. 27,12,17,071	Rs. 58,20,08,520
4.	Closing Balance	Rs. 43,22,757	Rs.2,46,07,892

*The deposits and withdrawals amounts also includes transaction on account of Loan given/ taken and/ or repayment.

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 / No).

If No, please provide the below details:-

S. No.	Date of withdrawal	Amount of Excess withdrawal

C. We certify that, the M/s. Shraddha Developers & Realtors 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:-

S. No.	Date	Amount not utilised for Project Cost

D. Any Qualifications / Observations of CA

1	No qualifications or observations
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Agreed and Accepted by:
Signature of Promoter
Name: Hiren Vaghai
Date: 9th December, 2023



Yours Faithfully,

ANAND

YAGNESH DESAI

CA Anand Desai

Desai Shah & Associates

UDIN: 23145560BGTULB1536

Membership Number: 145560

Date: 9th December, 2023

Digitally signed by ANAND
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