



Annexure F
Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
The Partners
Swojas Realtors LLP
Plot No 44B, Lane No. 14, Swojas House,
Income Tax Lane, Prabhat Road,
Pune -411004

PROJECT : SWOJAS AVANI

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by Swojas Realtors LLP for the period from 01-04-2022 to 31-03-2023 with respect to MahaRERA Number P52100046896.

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 Swojas Realtors LLP 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	1,01,00,002	1,01,00,002
2	% Amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	70,70,001	70,70,001
4	Total amount deposited in the Designated Bank Account	70,70,001	70,70,001
5	% of Amount deposited in Designated Bank Account [(4)/(1) *100]	70.70%	70.70%
6	Shortfall /Excess deposit (3-4)	-	-



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)

Yes, the amount of 70% required to be deposited in RERA account is deposited and there is no shortfall as the completion certificate is received for the project. Amount received after completion certificate has been deposited in regular account.

B. Withdraw

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	70,70,001	70,70,001
3	Total Amount Withdrawn	52,50,000	52,50,000
4	Closing Balance	18,20,001	18,20,001

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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



D. Any Qualifications / Observations of CA

SR.NO	Particulars
1.	NA

For RSVA & Co
F. R. No: 110504W
Chartered Accountants

Abhijit Mundada

Abhijit Mundada
Partner

M. No: 134685

Place: Pune

Date: 27-09-2023

UDIN: 23134685BGUVEH9790



Agreed and accepted by:

[Signature]

Signature of Promoter

Date: 27-09-2023

Place: Pune