

**NATU & PATHAK
CHARTERED ACCOUNTANTS**

GOPAL HOUSE, B WING, 4TH FLOOR, S. NO. 127/1B/1,
PLOT A1, KOTHRUD, PUNE (MH) - 411 029 INDIA.
TELEFAX: +91-20-67465903, +91-9096211101
E-MAIL: ranjeet@natupathak.com

**FORM-5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE**

To,
The Suyog Development Corporation Unit 12 LLP
Office No. 27, Parshwa Building,
12, Mukundnagar,
Pune - 411 037.

Subject :

Report on statement of accounts on project fund utilisation and withdrawal by Suyog Development Corporation Unit 12 LLP for period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn.Number - P52100007756.

- 1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & 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 register, books and documents, and the relevant records of Suyog Development Corporation Unit 12 LLP for the period ended 31/03/2023 and hereby certify that :

A Deposits :

Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
1	Total amount collected from Allottees	24,97,60,086	2,09,86,54,993
2	% of amount to be deposited as per the Act	70%	70%
3	Amount to be deposited as per the Act(1*2)	17,48,32,060	1,46,90,58,495
4	Total amount deposited in the designated bank Account	17,48,32,060	1,43,79,98,305
5	% of amount deposited in the designated bank Account (4/1*100)	70%	69%
6	Shortfall / Excess Deposit (3-4)	0	3,10,60,190

Note : 1 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 the allottees of the project units, as specified in the act, deposited in the designated RERA bank account?

NO

3 If no please mention the amount not deposited

Rs.

0

3,10,60,190

Form No. 5 of Suyog Navkaar Phase I contd.....

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...Form No. 5 of Suyog Navkaar Phase I contd.

B. Withdrawals :

Sr. No.	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
1	Opening Balance of designated bank account	0	0
2	Total Deposits	17,48,32,060	1,43,79,98,305
3	Total Amount withdrawn	16,40,84,055	1,42,72,50,300
4	Closing Balance	1,07,48,006	1,07,48,006

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period.

Yes

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals	
		For this Fiscal Year	Total for this project till date

C Utilisation :

We certify that the Suyog Development Corporation Unit 12 LLP has utilized the amount withdrawn from designated bank account towards Suyog Navkaar Phase - I project cost only, as specified in the act.

Yes

If No, Please provide the below details -

Sr. No.	Date	Amount not utilized for the project cost

D Any qualification / observations by CA :

Sr. No.	Qualification / Observation
1	Suyog Development Corporation Unit 12 LLP has deposited some amounts collected from the allottees in bank accounts other than designated bank account and also have withdrawn the same. Out of the same Rs. 74,73,76,478/- were collected before designating the RERA account. Further, the Promoters have obtained part completion certificate for the shops on ground floor on 08.08.2016. The amount of Rs. 5,81,01,372/- collected are pertaining to the completed shops.
2	The said amounts that have not been deposited in the designated bank account have been treated as collections from the persons who have booked the units in Suyog Navkaar Phase I for the purpose of this Form No. 5. Further, the said amounts have also been treated as amounts withdrawn by Suyog Development Corporation Unit 12 LLP for the purpose of this Form No. 5.
3	Three units have been allotted to the partners of the firm for which no money has been received but the amount due has been debited to the capital account of the said partners and credited to the advance from customers accounts. The said amounts have also been considered as a receipt and also as withdrawals for the purpose of calculations.
4	The LLP firm is having two real estate projects. The cost per project is identified separately and the common costs are apportioned between the project.

Yours faithfully,

RANJEET Digitally signed
SADASHI by RANJEET
V NATU SADASHI NATU
Date: 2023.12.19
14:14:21 +05'30'

CA. RANJIT NATU
Partner
(Membership No. 104882)

For and on behalf of
NATU & PATHAK
Chartered Accountants.
(ICAI Firm Regn. No. 112219W)

Agreed & Accepted by

Kalpesh Digitally signed by
Bharat Shah Kalpesh Bharat Shah
Date: 2023.12.19
13:59:22 +05'30'

(Kalpesh Shah)

Partner

Suyog Development Corporation Unit 12 LLP

Date : 19th December, 2023
UDIN : 23104882BGWBEK7537
Place : Pune