

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 (On Letter Head)

Date : 30/09/2023

To,
Spectrum Realty
BA Gateway, 1620,
Near Sakal Nagar,
Aundh- Baner Road,
Pune – 411007

SUBJECT: Report on statement of accounts on project fund utilization and withdrawal by Spectrum Realty for the period from 1st April 2022 to 31st March 2023 with respect to MahaRERA Regn. Number **P52100024275**

1. This certificate is issued in accordance with the provisions of the Real Estate(Regulation and Development) Act, 2016 read along with Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Real of Interest and Disclosures on Website) Rules 2017.
2. I/We have obtained all the necessary information and explanation from the company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Spectrum Realty for the period ended 31st March 2023 and hereby certificate that:

A. Deposits :

		For this Fiscal Year	Total for this project till date
1	Total amount Collected from allottees	30,03,41,394.03	54,90,21,047.03
2	% of amount to be deposite as per act	0.70	0.70
3	Amount to be deposited as per act (1*2)	21,02,38,975.82	38,43,14,732.92
4	Total amount deposited in the Designated Bank Account	22,59,01,027.00	38,98,16,527.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	75.21	71.00
6	Shortfall/Excess deposit (3-4)	-1,56,62,051.18	-55,01,794.08

Amount collected / deposited at Sr.No. 1 & 2, Shall not include pass through charges and indirect taxes.

Has the requirede proporation 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



C.T.S. No. 6616, Plot No 491, 5th Floor, Center Point, Mitra Mandal Chowk,
Parvati, Pune 411009. Landline No.: 020 67447171
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B. Withdrawals

		For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	22,59,01,027.00	38,98,16,527.00
3	Total amount withdrawn	22,47,97,736.00	38,87,13,236.00
4	Closing Balance	11,03,291.00	11,03,291.00

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, Form3 issued during the reporting period (Yes/No)

If No, Please provide the below details:-

S. No.	Date of Withdrawl	Amount of Excess Withdrawl

C. Utilisation

I/We certify that the M/S. Spectrum Realty 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
1		

D. Any Qualifications / Observations of CA

1	
2	
3	
4	

Agreed and Accepted by :

Yours Faithfully,

Signature of Promoter

Name : Sagar Rikhabhai Bhandari

Date : 30/09/2023

Signature of Chartered Accountant

UDIN :

Membership Number : 038607

Name : CA Pradeep Katariya

Date : 30/09/2023

Place : Pune

UDIN:- 23038607BaYkWC1700

