



Annexure F
Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Svasti Mahajan Realtors,
Office No 12 & 13,
Nirmala Co-op Soc,
Chinchwad Railway Station Road,
Pune – 411019.

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by Svasti Mahajan Realtors for the period from 01-04-2018 To 31-03-2019 with respect to MahaRERA Number P52100015089.

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 Svasti Mahajan Realtors for the period ended 31-03-2019 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	50,14,637.00	50,14,637.00
2	% Amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	35,10,245.90	35,10,245.90
4	Total amount deposited in the Designated Bank Account	4,08,800.00	4,08,800.00
5	% Of Amount deposited in Designated Bank Account [(4) / (1) *100]	8.15%	8.15%
6	Shortfall /Excess deposit (3-4)	31,01,445.90	31,01,445.90



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)

No, the amount of 70% required to be deposited in RERA account is deposited and there is a Short deposit of Rs. 31,01,445.90/- in the mentioned account.

B. Withdraw

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Opening Balance of Designated Bank Account	0.00	0.00
2	Total Deposits	4,08,800.00	4,08,800.00
3	Total Amount Withdrawn	0.00	0.00
4	Closing Balance	4,08,800.00	4,08,800.00

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

SR.NO	Date	Amount Not Utilized for Project Cost
1		NIL



D. Any Qualifications / Observations of CA

SR.NO	Particulars
1.	As per the audit evidence obtained, amount that need to be deposited in the designated RERA Account is Rs. 35,10,245.90/- and the amount deposited in the RERA Account is Rs. 4,08,800.00/-. Hence, there is a Short deposit of Rs. 31,01,445.90/- in the designated RERA Account.
2.	The short deposit is because of technical difficulty while opening the RERA account hence the amount was collected in other then RERA account, but latter deposited in designated account before the date of sign on the audit report.

Yours faithfully,

For SPAK & Co.
Chartered Accountant
FRN 139877W

PUSHPAK Digitally signed
INDRA by PUSHPAK
BOGATI INDRA BOGATI
Date: 2022.12.03
16:26:35 +05'30'
CA Pushpak Bogati
Partner
Membership No: 172292
UDIN: 22172292BETQHQ1764
Date: 03/12/2022
Place: Pune



Agreed and accepted by:

Svasti Mahajan Realtors


Signature of Promoter
Name:
Date: 03/12/2022
Place: Pune