



Form 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To

M/s. Shraddha Landmark Private Limited

Ground Floor, Manisha Heights,
Bal Rajeshwar Marg, Vaishali Nagar,
Mumbai Suburban, Kurla, Maharashtra-400080.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Shraddha Landmark Private Limited for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn Number - P51800024932.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act,
2. We have obtained all necessary information and explanation from the Promoter, during the course of our audit,
3. We hereby confirm that we have examined the prescribed registers, books and documents and the relevant records of

Shraddha Landmark Private Limited for the period ended **31/03/2023** and hereby certify that:

A. Deposits:

		Financial Year 2022-2023	Till date i.e. (31/03/2023)
1	Total amount collected from allottees	22,29,90,993	64,88,69,576
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	15,60,93,695	45,42,08,703
4	Total amount deposited in the Designated Bank Account	12,45,91,559	42,62,48,866
5	% of amount deposited in the Designated Bank Account [(4)/(1)*100]	55.87%	65.69%
6	Shortfall/Excess deposit (3-4)	3,15,02,136	2,79,59,837

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. (Refer Annexure A)

B. Withdrawals:

		Financial Year 2022-2023	Till date i.e. (31/03/2022)
1	Opening Balance of Designated BankAccount	-	-
2	Total Deposits	12,45,91,559	42,62,48,866
3	Total Amount withdrawn	12,45,91,559	42,62,48,866
4	Closing Balance	-	0



M/s. Gaurav S. Rajpal & Co.
Chartered Accountants

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Due to the inadequate maintenance of the RERA Bank account as outlined in the Act, it becomes difficult to establish whether all the withdrawals made from the RERA Bank Account during the year adhered to 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:-

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1	Refer note no. 3	-

C. Utilisation:

We certify that, Shraddha Landmark Private Limited has utilized the amounts withdrawn from Designated Bank Account towards project cost only, as specified in the Act, cannot be ascertain.

If No, please provide the below details:-

S. No.	Date	Amount not utilized for Project Cost
1	Refer note no. 3	-

D. Any Qualifications/Observations of CA:

1	The project's commencement date is established in accordance with the RERA Certificate issued by MahaRERA, dated March 12th, 2020.
2	The Total funds collected from allottees have been derived from the unaudited books of accounts, as presented by the management of the promoter. On a comprehensive assessment of the promoter's books of accounts, it has come to light that the promoter is not adhering to the stipulation of maintaining a distinct Designated RERA Bank account for the project, as mandated by Section 4(2)(1)(D) of the Act. Although the promoter does partially maintain a Designated RERA Bank account for the project at AU Small Finance Bank , account number 2021234027426851 , and Indusind Bank through its account no 259967647077 . It has been noted that only receipts of Rs. 42,50,78,463/- has been deposited into 100% collection account, while all other customer advances are being received in the promoter's regular current accounts.
3	Due to the inadequate maintaince of the designated RERA bank account, the determination of amounts withdrawn during the year from designated RERA Bank Account were within the withdrawal limit and the assessment of how the withdrawn funds from the designated RERA Bank Account have been utilized cannot be ascertained.

For M/s Gaurav S Rajpal & Co.
Chartered Accountant
FRN :-159009W

CA Gaurav S Rajpal
Date : 30-09-2023
Place: Navi Mumbai
UDIN :- 23618490BGZWTH7634



Annexure A

FY 2019-2020

Sr.No	Particulars	Shortfall / (Excess Deposit) -70%
1	Other than customer receipts received in RERA 100%	
2	Customer Receipts received in Current Account of Promoter	
3	Pass through Charges (i.e Stamp Duty , GST, Others Charges)	
4	TDS Receivable	
5	Customer receipts received in Other Project Bank Account	14,61,600
6	Rounding OFF	
Total		14,61,600

FY 2020-2021

Sr.No	Particulars	Shortfall / (Excess Deposit) -70%
1	Other than customer receipts received in RERA 100%	-34,00,641
2	Customer Receipts received in Current Account of Promoter	1,59,03,650
3	Pass through Charges (i.e Stamp Duty , GST, Others Charges)	-1,71,59,033
4	TDS Receivable	16,52,684
5	Customer receipts received in Other Project Bank Account	10,24,507
6	Rounding OFF	-
Total		-19,78,833

FY 2021-2022

Sr.No	Particulars	Shortfall / (Excess Deposit) -70%
1	Other than customer receipts received in RERA 100%	-7,01,742
2	Customer Receipts received in Current Account of Promoter	55,47,569
3	Pass through Charges (i.e Stamp Duty , GST, Others Charges)	-90,48,261
4	TDS Receivable	1,56,101
5	Customer receipts received in Other Project Bank Account	10,15,000
6	Rounding OFF	-
Total		-30,31,333

FY 2022-2023

Sr.No	Particulars	Shortfall / (Excess Deposit) -70%
1	Other than customer receipts received in RERA 100%	-4,19,621
2	Customer Receipts received in Current Account of Promoter	3,92,97,476
3	Pass through Charges (i.e Stamp Duty , GST, Others Charges)	-73,69,454
4	TDS Receivable	-
5	Customer receipts received in Other Project Bank Account	-
6	Rounding OFF	4
Total		3,15,08,404

Till date i.e. (31/03/2023)

2,79,59,837