



Vikas Gudadinni & Co.

Chartered Accountants

C - 804, Vrundavan Complex, Raju Nagar, Dombivli (W), Thane, Maharashtra, India- 421202.

Email: cavgco@gmail.com Mobile: +918108271324

FORM 5

[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANTS CERTIFICATE

Date: 27.09.2022

To,
M/s. SATYAM DEVELOPERS (PROP. RAJESH D. GULATI)
Office No. 1204-1206, 12th Floor,
Maithli Signet, Plot No. 39/4,
Sector 30A, VASHI, NAVI MUMBAI - 400 703

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by M/s. Satyam Developers for the period from **01.04.2021** to **13.08.2021** with respect to project "**Satyam 17 West**" MahaRERA Regn. Number: **P51700014868**

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. I/We have obtained all necessary information and explanation from the Promoter, 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 M/s. Satyam Developers for the period ended **13.08.2021 (upto date of Occupation Certificate)** 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	1,24,45,767	22,66,31,939
2	% of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	87,12,037	15,86,42,357
4	Total amount deposited in the Designated Bank Account	87,12,037	15,86,42,357
5	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	70.00%	70.00%
6	Shortfall/Excess deposit (3-4)	-	-

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): **YES**

If No, Please mention the amount not deposited.





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B. Withdrawals

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	19,99,220	-
2.	Total Deposits	87,12,037	15,86,42,357
3.	Total amount withdrawn	28,66,437	15,07,97,537
4.	Closing Balance	78,44,820	78,44,820

As specified in the Act, All the amount 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? (Yes/No): YES

If No, Please provide the below details:-

Sr. No.	Date of Withdrawl	Amount of excess Withdrawals
	--- Not Applicable---	--- Not Applicable---

C. Utilisation

I/We certify that, **M/s. Satyam 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
	--- Not Applicable---	--- Not Applicable---

D. Any Qualifications/Observations of CA:

1.	The date referred to in " Total for this project till date " in the table of deposit and withdrawl is the date of receipt of OC i.e. 13.08.2021.
2.	The project is completed during the year on receipt of occupation certificate dated 13.08.2021.

Agreed and Accepted by:
For M/s. Satyam Developers

Rajesh D. Gulati

Rajesh D. Gulati
Proprietor
Date: 27.09.2022



Yours Faithfully,
For Vikas Gudadinni & Co
(Chartered Accountants)

Vikas Gudadinni

CA. Vikas Gudadinni
Partner
Membership No. 168253
FRN: 142776W
UDIN:22168253AVVAKP9330