

Bharat Kanakia & Associates.

CHARTERED ACCOUNTANTS
602, Abhinandanswami CHS. Ltd.,
Plot No -21, Road N0-25,
Sion, Mumbai - 400 022.
Tel - 2401 8888

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 22nd February, 2023

To,
Sanket Realtors
B-24, Room No. 5, BMC Colony,
Link Road, Goregaon West
Mumbai-400104

SUBJECT: Report on Statement of Accounts on project fund deposit, utilisation and withdrawal by Sanket Realtors for the period from 01/04/2020 to 31/03/2021 with respect to MahaRERA Regn. Number P51800027732.

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 Company, 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 Sanket Realtors for the period ended 31/03/2021 and hereby certify that:

A. Deposits

Sr. No.	Particulars	For this Fiscal Year 01-04-2020 to 31-03- 2021	Total for this project till date (31-03-2021)
1.	Total Amount Collected from Allottees	1,25,13,000.00	1,25,13,000.00
2.	% of Amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1 X 2)	87,59,100.00	87,59,100.00
4.	Total Amount deposited in Designated Bank Account	87,59,100.00	87,59,100.00
5.	% of Amount deposited in Designated Bank Account [(4)/(1) X100]	70%	70%
6.	Shortfall/ (Excess) Deposit (3-4)	NIL	NIL



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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

B. Withdrawals

Sr. No.	Particulars	For this Fiscal Year (01-04-2020 to 31-03-2021)	Total for this project till date (31-03-2021)
1.	Opening Balance of Designated Bank Account	NIL	NIL
2.	Total Deposits	87,59,100.00	87,59,100.00
3.	Total Amount withdrawn (including bank charges)	87,02,065.00	87,02,065.00
4.	Closing Balance	57,035.00	57,035.00

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?

YES/NO

If No, please provide the below details:

Sr. No.	Date of withdrawal	Amount of Excess Withdrawal
1.		
2.		

C. Utilisation

We certify that, the **Sanket Realtors** has utilised the amounts withdrawn from Designated Bank Account towards project cost only as specified in the Act.



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If No, please provide the below details:

Sr. No.	Date	Amount not utilised for Project Cost
1.		
2.		

D. Any Qualifications/Observations of CA

1.	The amount collected from allottees are the net amount after deducting TDS of Rs. 94,500/- under section 194IA of the Income Tax Act, 1961.
2.	
3.	

For Bharat Kanakia & Associates

Chartered Accountants

Keval
Vasant Shah

Digitally signed by Keval Vasant Shah
DN: c=IN, st=Maharashtra,
2.5.4.20=4ced3a80a49e905da216e431c017d83530f71ef9c37220
820a39955f4d455, postalCode=400019, street=17/27h 17th Floor
Kesar Horizon,44/6 B Babasaheb Ambedkar Road,Kings Circle
Mumbai,Mumbai,Matunga,Mumbai City,
pseudonym=128e0bf017cd809023884c4ebdf9f22,
serialNumber=84d50f656c3f43a7717d16b1ca644ced9e6356bdf
9194ebd5174cb283a5, title=1326, o=Personal, cn=Keval Vasant
Shah
Date: 2023.02.22 15:35:36 +05'30'

Partner

Membership No. 109356

Firm Regn. No.116361W

Agreed and Accepted by:

UDIN: 23109356BGXTQT1751

For: Sanket Realtors

PINAKIN
DINESHCHA
NDRASHAH

Digitally signed by PINAKIN
DINESHCHANDRA SHAH
DN: c=IN, o=Personal,
postalCode=400067, st=Maharashtra,
serialNumber=67091D7B853CA2A8E
E6EA3B5A42B4A5DA7EA3C359F87D1
3E7324B207A3C2, cn=PINAKIN
DINESHCHANDRA SHAH
Date: 2023.02.22 15:01:51 +05'30'

Digitally signed by PINAKIN
DINESHCHANDRA SHAH
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postalCode=400067, st=Maharashtra,
serialNumber=6709D1FC8B53CA4DA8E
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3E7324B207ACE32, cn=PINAKIN
DINESHCHANDRA SHAH
Date: 2023.02.22 15:01:51 +05'30'

Partner

Date: 22nd February, 2023

