



Date: 29/09/2023

Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Sharda Vastu Nirmitee Pvt. Ltd.
1st Floor, Maithili CHS,
Ravi Compound,
Panchpakhadi, Thane 400602.

Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by Sharda Vastu Nirmitee Pvt. Ltd. (Promoter) of the Project - Manohar Mahal for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Number - P51700048230.

1. This Certificate is issued in accordance with the provisions of 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 & 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 & Documents, and the relevant records of Sharda Vastu Nirmitee Pvt. Ltd. for the period ended 31st March, 2023 and hereby certify that:

A. DEPOSITS

Sr. No.	Particulars	For this Fiscal Year 2022-23	Total for this Project till date
1.	Total amount collected from allottees	86,07,620.00	86,07,620.00
2.	% of amount to be deposited as per Act	70	70
3.	Amount to be deposited as per Act (1*2)	60,25,334.00	60,25,334.00
4.	Total amount deposited in the Designated Bank Account	86,07,620.00	86,07,620.00



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THANE (WEST), 400 604. ☎ 022-49631046 ✉ CONTACTUS@AKORD.IN

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5.	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	100	100
6.	Excess Deposit (3-4)	25,82,286.00	25,82,286.00

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

Has the required proportion of the money collected from allottees of the project units, as specified in the Act, deposited in the Designated RERA Bank Account? - **Not Applicable.**

If No, then please mention the amount not deposited - **Not Applicable.**

B. WITHDRAWALS

Sr. No.	Particulars	For this Fiscal Year 2022-23	Total for this Project till date
1.	Opening balance of Designated Bank Account	0	0
2.	Total Deposits (WN1)	3,56,60,817.00	3,56,60,817.00
3.	Total Amount Withdrawn	3,56,50,530.00	3,56,50,530.00
4.	Closing Balance	10,287.00	10,287.00

WN: 1 - Details of Deposits & Withdrawals from the Designated Bank Account.

Sr. No.	Particulars	Amount (₹)
1.	Opening balance of Designated Bank Account	0
2.	Add: Deposits from allottees in RERA Account	86,07,620.00
3.	Add: Investor Deposits (Note 4)	2,41,30,000.00
4.	Add: Other Deposits (Note 5)	29,23,197.00
5.	(1+2+3+4)	3,56,60,817.00
6.	Less: Total Amount Withdrawn	3,56,50,530.00
7.	Closing Balance of Designated Bank Account (5-6)	10,287

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.**

If no please provide the below details -

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
	NA	NA



C. UTILISATION

We certify that, Sharda Vastu Nirmitee Pvt. Ltd. has utilised the amounts withdrawn from the 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
	NA	NA

D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1.	Based on our examination, information and explanations and representations received from the management we have issued this certificate.
2.	As per the third proviso to Section 4(2)(I)(d) of Real Estate (Regulation and Development) Act, 2016 read with Regulation 4(a) of the Regulations and Clarification on CA Certificates vide Circular No. 7/2017 dated 04th July 2017 the certificate is issued for utilization of 70% of the amount collected for the project only and not the entire amount collected for the project.
3.	There is no fixed deposit investment made from monies lying if any in the separate account as evident from the records produced before me.
4.	It is evident from Form 3 dated 06/05/2023 that Flat No. Flat Nos. 304, 503,504 are allotted to investors. as per Management's Representation Letter Dated 10/09/2023. Accordingly, the amount received from investors are shown under Total Borrowed funds (Unsecured) drawdown to the extent availed till date in Table F Means of Finance in Form 3. It is represented to us by the Management that Letter of Allotment has been issued as a security
5	Other Deposits contains other charges collected which doesn't form part of Total Consideration as pass through charges.

Agreed and accepted by:
Sharda Vastu Nirmitee Pvt. Ltd.

Yours faithfully
For A K O R D & Co.
Chartered Accountants



Promoter
Date: 29/09/2023




CA Aditya Zantye
M. No: 167348
UDIN: 23167348BGWUBY9731

Note:

This Certificate should be read together with the accompanying Annexure 1 to this Report prepared in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised) issued by the Institute of Chartered Accountants of India.



Annexure to Auditor's Annual Report on Statement of Accounts Form 5 Chartered Accountant's Certificate

The Board of Directors

Sharda Vastu Nirmitee Private Limited

1st Floor, Maithili Chs,

Ravi Compound,

Panchpakhadi, Thane 400602.

Auditor's Report on the Statement of Accounts on Project Fund Deposit, Utilization and Withdrawal by Sharda Vastu Nirmitee Private Limited of the Project Manohar Mahal for the period from 01st April 2022 to 31st March 2023 with respect to MahaRERA Number P51700048230.

1. The accompanying Statement contains details of amounts collected from the allottees within the project and the manner of the utilization of funds for purposes construction of project.

Managements' Responsibility for the Statement

2. The preparation of the Statement of Accounts is the responsibility of the Management of the Company. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the Statement, and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
3. The Management is also responsible for ensuring that the Company complies with the requirements of the MahaRERA and for providing all relevant information to the MahaRERA.

Auditor's Responsibility

4. Pursuant to the requirements of the MahaRERA, it is our responsibility to obtain limited assurance since the financial statements of the period under consideration are not audited as on date of the certificate and form an opinion as to whether the Statement is in agreement with the books and records for the year ended 31st March 2023 of the Company.
5. We conducted our examination of the Statement and Records in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
6. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements



Opinion

7. Based on our examination as above, and the information and explanations given to us, in our opinion, the Statement is in agreement with the books and records for the year ended 31st March 2023 of the Company and fairly presents, in all material respects, the manner of the collection and utilization of funds for purposes of the construction activity.

Restriction on Use

8. This report is addressed to and provided to the Board of Directors of the Company solely for the purpose of enabling it to comply with its obligations under the MahaRERA Regulations and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come without our prior consent in writing.

For A K O R D & Co.

Chartered Accountants

Firm's Registration Number: 153996W

CA Aditya Zantye

Partner

Membership Number: 167348

Place: Thane

Date: 29/09/2023

