

K.M.WAGH & ASSOCIATES

CHARTERED ACCOUNTANTS

Flat No.3, Plot No.45, Mitramandal Colony,

Parvati, Pune:-411 009

CA Kishor M Wagh
B, Com, F.C.A

Tel No. 24420116
Mob. No. 9822045268

FORM 5 [see Regulation 4] ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 15/03/2024

To,
The Sathe Shah Developers,
Madhura Apartments,
Plot no -C-6,33/1/5,
CTS1309, Pune:- 411009
PAN: AEBFS6512E

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Sathe Shah Developers -Madhura Apartment for the period from 1.4.2022 to 31.3.2023 with respect to MahaRERA Regn. Number P52100034463

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 firm, 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 Sathe Shah Developers for the year ended **31st March,2023** 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	4,27,20,400.00	4,41,25,000.00
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	2,99,04,280.00	3,08,87,500.00
4	Total amount deposited in the designated Bank Account	2,99,04,280.00	3,08,87,500.00



5	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	70%	70%
6	Shortfall/(Excess) Deposit (3-4)	00	0

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?

Ans: Yes

B. Withdrawals:

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	26444446.15	26444446.15
3	Total amount withdrawn	19272298.60	19272298.60
4	Closing Balance	7172147.55	7172147.55

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

Ans: Yes

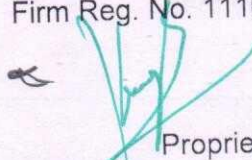
C. Utilisation:

We certify that, Sathe Shah Developers –Madhura Apartment has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D. Any Qualification /Observation:

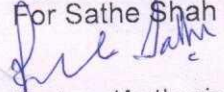
No additional Qualification/observations

Yours Faithfully,
For **K M Wagh & Associates**
Chartered Accountants
Firm Reg. No. 111674W


Proprietor
Membership No.: 040594
Place: Pune
UDIN: 24040594 BKGDEQ 1208



Name: Kishor .M.Wagh

Agreed and Accepted by:
For Sathe Shah Developers

Partner/Authorised Signatory
Name:
Date: 15/03/2024