



HARESH MEHTA
CHARTERED ACCOUNTANTS

& ASSOCIATES

Address : B/5, 1st Floor, Reena Veena Shopping Centre, Station Road, Nallasopara (West), Dist. Palghar - 401203.

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FORM 5

[see Regulation 4]

(ON THE LETTER HEAD OF CHARTERED ACCOUNTANT(WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

(CHARTERED ACCOUNTANTS CERTIFICATE)

To,

M/S.SHANTEE REALTY AND LIFE SPACE

SPANISH VILLA

S.no 8 H.no.2, S.no.10, H.no.2/2, S.no.7 H.no.2, S.no.4 H.no.3 at Vasai Virar

City (M Corp), Vasai, Palghar, 401208

SUBJECT : Report on Statement of Accounts on project fund deposits, utilization and withdrawal by **SHANTEE REALTY AND LIFE SPACE** for the period from **01-04-2021 TO 31-03-2022** with respect to Maha RERA Regn. Number **P99000014673**

- 1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read alongwith 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 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 and documents, and the relevant records of **SHANTEE REALTY AND LIFE SPACE** for the period ended **31st March 2022** and hereby certify that:

A Deposits:

SR. NO.	PATICULARS	FOR THIS FISCAL YEAR(2021-22)	TOTAL FOR THIS PROJECT TILL DATE 31-03-2022
1	Total amount collected from allottees	5,57,89,104	28,85,84,928
2	% of amount to be deposited	70%	70%
3	Amount to be deposited as per act(1*2)	3,90,52,373	20,20,09,449
4	Total amount deposited in the Designated Bank Account	3,85,17,414	19,44,75,438
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	69%	67%
6	Shortfall/Excess deposit (3-4)	5,34,959	75,34,011

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 spcified in the act, deposited in the Designated RERA Bank Account? (Yes / No) - NO

If No. Please mention the amount not deposited

PARTICULARS	FOR THIS FISCAL YEAR(2021-22)	TOTAL FOR THIS PROJECT TILL DATE 31-03-2022
SHORTFALL	5,34,959	75,34,011



B Withdrawals:-

SR. NO.	PATICULARS	FOR THIS FISCAL YEAR(2021-22)	TOTAL FOR THIS PROJECT TILL DATE 31-03-2022
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	4,08,36,971.00	20,23,58,444.40
3	Total amount withdrawn	4,08,36,971.00	20,23,58,444.40
4	Closing Balance	-	-

As specified in the Act, All the amounts withdrawn during the year from designated 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) - **NO**

If No, Please provide the below details:-

SR. NO.	Date of withdrawal	Anrout of Excess Withdrawals
1	DURING THE PERIOD FY 2021-22	64,46,968

Note: Though the Promoter has withdrawn in excess of amount eligible as per form 3, as per our working based on books of accounts promoter has not made any excess withdrawal during the year FY 2021-22.

READ NOTE

C Utilisation

We certify that, the **M/S. SHANTEE REALTY AND LIFE SPACE** has utilized the amounts withdrawn from designated bank account towards project cost only. as specified in the act. **YES**

If No, Please provide the below details:-

SR. NO.	Date	Amount not utilised for Project Cost
NOT APPLICABLE		

D Any Qualifications / Observations of CA :-

SR. NO.	Qualifications/Observations
1	Previous Year's figures are re-grouped, rearranged, adjusted and reclassified wherever necessary to conform to factual Position for Current Year.
2	Reconciliation of Deposits:-
	Total amount deposited in designated Bank A/c(70%) as per 3(B)(2)
	Add/(less):
	Amount related to other project(70%)
	GST received(70%)
	Bank Charges(70%)
	Total amount deposited in designated Bank A/c(70%) as per 3(A)(4)
3	Reconciliation of withdrawals:-
	Total amount withdrawn from designated Bank A/c(70%) as per 3(B)(3)
	Add/(less):
	Amount related to other project(70%)
	GST received(70%)
	Bank Charges(70%)
	Total amount withdrawn for the purpose of this project from designated a/c

Date: 19/11/2022

Yours Faithfully,

For Hareh Mehta & Associates
Chartered Accountants

FRN: 111828W

CA Hareh N. Mehta

(Partner)

Membership No. 044643

UDIN: 23044643BGycvm5822

Agreed and Accepted by

Signature of Promoter

Name :-

Date:- 19/11/2022

Sign & stamp.

