



FORM-5 (See Regulation 4)																																								
ANNUAL REPORT ON STATEMENT OF ACCOUNTS																																								
CHARTERED ACCOUNTANT'S CERTIFICATE																																								
			Date	06/02/2025																																				
To, M/s Shri Manibhadra Estates - Gat No 1106-1107, Wagholi, Haveli, Pune - 412207																																								
Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s Shri Manibhadra Estates project Rosewood Park for the period from 01/04/2023 to 31/03/2024 with respect to MahaRERA Regn. Number P52100018265.																																								
1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & 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 register, books and documents, and the relevant records of M/s Shri Manibhadra Estates for the period ended 31/03/2024 and hereby certify that :																																								
<table><thead><tr><th rowspan="2">Sr.No</th><th rowspan="2"></th><th rowspan="2">Particulars</th><th colspan="2">Amount Rs.</th></tr><tr><th>For this Fiscal Year</th><th>Total for this project till date</th></tr></thead><tbody><tr><td rowspan="7">A</td><td></td><td>Deposits :</td><td></td><td></td></tr><tr><td>1</td><td>Total amount collected from Allottees</td><td>95,93,462</td><td>2,47,43,945</td></tr><tr><td>2</td><td>% of Amount to be deposited as per the Act</td><td>70</td><td>70</td></tr><tr><td>3</td><td>Amount to be deposited as per the Act (1*2)</td><td>67,15,423</td><td>1,73,20,762</td></tr><tr><td>4</td><td>Total amount deposited in the Designated Bank Account</td><td>67,15,423</td><td>1,73,20,762</td></tr><tr><td>5</td><td>% of Amount deposited in the designated bank Account (4/1*100)</td><td>70</td><td>70</td></tr><tr><td>6</td><td>Shortfall / Excess Deposit (3-4)</td><td>-</td><td>-</td></tr></tbody></table>					Sr.No		Particulars	Amount Rs.		For this Fiscal Year	Total for this project till date	A		Deposits :			1	Total amount collected from Allottees	95,93,462	2,47,43,945	2	% of Amount to be deposited as per the Act	70	70	3	Amount to be deposited as per the Act (1*2)	67,15,423	1,73,20,762	4	Total amount deposited in the Designated Bank Account	67,15,423	1,73,20,762	5	% of Amount deposited in the designated bank Account (4/1*100)	70	70	6	Shortfall / Excess Deposit (3-4)	-	-
Sr.No		Particulars	Amount Rs.																																					
			For this Fiscal Year	Total for this project till date																																				
A		Deposits :																																						
	1	Total amount collected from Allottees	95,93,462	2,47,43,945																																				
	2	% of Amount to be deposited as per the Act	70	70																																				
	3	Amount to be deposited as per the Act (1*2)	67,15,423	1,73,20,762																																				
	4	Total amount deposited in the Designated Bank Account	67,15,423	1,73,20,762																																				
	5	% of Amount deposited in the designated bank Account (4/1*100)	70	70																																				
	6	Shortfall / Excess Deposit (3-4)	-	-																																				
Note : 1 Amount collected / deposited at Sr. No. 1 & 2, does not include pass through charges and indirect taxes. 2 Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the designated RERA bank account ? Yes																																								





CHAUDHARI AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
B	<u>Withdrawals :</u>		
	1 Opening Balance of Designated Bank Account	11,37,367	-
	2 Total Deposits	67,15,423	1,73,20,762
	3 Total Amount withdrawn	77,47,791	1,72,15,763
	4 Closing Balance	1,04,999	1,04,999

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified 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

C Utilisation :

We certify that the M/s Shri Manibhadra Estates has utilized the amount 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 the project cost

D Any Qualification / Observations by CA :

1	We have relied on documents / clarifications and evidences provided to us by Shri Manibhadra Estates Pune.
2	Since Rera account maintained with Kotak Bank got inoperative since no receipts were realised for 2 years, current year receipts were deposited in Idbi Bank A/c No 0616102000012096. These receipts were utilized for the project only. All withdrawals made from account maintained with Idbi Bank were under limits specified by MahaRera.
3	The amounts mentioned in table B are consolidated figures from both the banks accounts maintained in Kotak and Idbi Bank.

Agreed & Accepted by

For Shri Manibhadra Estates

Darpan Parmar
Partner

Date : 06/02/2025
Place : Pune

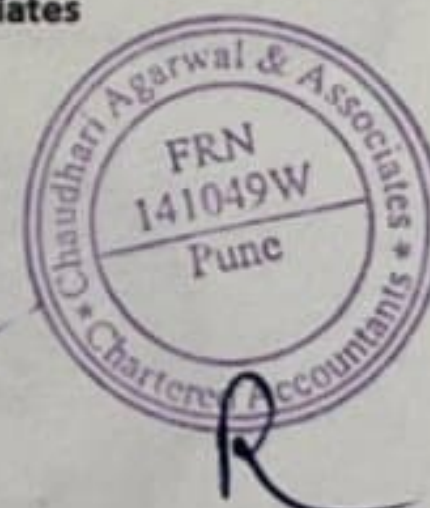


Yours faithfully,

For Chaudhari Agarwal & Associates
Chartered Accountants
F.R.NO : 141049W

CA Payal Agarwal
Partner
Membership No : 144540

UDIN : 25144540BMLWND4538



Regd Office: Flat No. 9, Samarth Apartments, NDA – Pashan Road, Bavdhan, Pune- 411 021
Branch Office: "Saurabh", Behind Aakashwani, Shashtri Nagar, Akola – 444001