



B2, 9TH FLOOR, PALLADIUM, B/H DIVYA BHASKAR PRESS OFFICE, OFF S. G. HIGHWAY, MAKARBA,
AHMEDABAD-380051,

Ahmedabad City, Ahmedabad, 380051

Email: skb@vvpatelcompany.com, Mobile: 9909929279

Form 5

[Regulation 4 read with section 4(2)(I)(D)]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
SHIV INFRASPACE
OPP. SIMANDHAR STATUS, NR. PRATHANA LAVISH, GOTA
Ahmedabad, Gujarat 382481

I/We SWAPNIL KAUSHIKBHAI BHATT PARTNER of V V PATEL & COMPANY the auditor, have examined books of accounts and all the relevant records of SHIV INFRASPACE having PAN no. ACZFS7865G related to SERENITY SPACE project (RERA registration no. PR/GJ/AHMEDABAD/AHMADABAD CITY/AUDA/MAA00146/140917) having site address as OPP SIMANDHAR STATUS NR PRATHNA LAVISH, GOTA Ahmedabad, GUJARAT for year ending on 31/03/2019 .

We have conducted our engagement and examination in accordance with the Standards on Auditing, Guidance Note on Reports or Certificates for Special Purpose and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

It is the primary responsibility of the Management of SHIV INFRASPACE to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.

Period under Certificate: from 01/04/2018 to 31/03/2019

1. Whether separate RERA Bank Account has been opened as envisaged in Gujarat RERA Bank Account Direction, 2018?

YES

1.1. Whether the existing operational bank account was made known at the time of application for registration as RERA Bank Account?

YES

2. Details of RERA Bank Account as registered with Gujarat RERA (mention all the bank accounts if there

has been a change in Bank Account registered with RERA)

Sr. No.	1
Bank Name	DCB bank Ltd
Branch Name	C G ROAD
Account Name	SHIV INFRA SPACE
Account Number	3622000000417
Type of Account	CURRENT
IFSC Code	DCBL0000036
Date of Account Opening	27/07/2017
Opening Balance Date	01/04/2018
Opening Balance	0
Deposit during the period	272418393
Withdrawal during the period	272418393
Closing Balance 31/03/2019	0

3. In case of change in RERA Bank Account as indicated above, whether due approval following prescribed documentation was taken from Gujarat RERA under the Gujarat RERA Bank Account Direction, 2018?

NOT CHANGED

4. Whether any of the Form 3 issued during the certificate period mandated deposit of 100% of the money collected from the booking of the project units (refer point 5 of Additional Information for Ongoing Project of Form 3)?

NO

5. Whether the required proportion of money collected from the allottees of the project units (as indicated in Form 3) deposited in the RERA Bank Account?

YES

6. Whether the project registration is as New or Ongoing project?

ONGOING

7. Whether all amounts withdrawn from RERA Bank Account were within the withdrawal limit as certified under the relevant form 3 issued during the reporting period?

Cumulative withdrawal limit on 31st March as at Sr. No. 6 of Form-3 (Rs.): 934895812

Cumulative withdrawal from separate A/C till 31st March (Rs.): 674334825

YES

8. Whether any fixed deposit was created out of funds deposited in RERA Account?

NO

9. Whether there has been any instance of receipt of consideration in excess of 10% of apartment value without entering into a registered Agreement for Sale?

YES

9.1. If yes, please provide the information as below:

Sr.No.	Unit Number	Total Consideration	Amount received in excess of 10% till registered ATS executed
1	H202	Rs.3,000,000.00	Rs.200,000.00
2	H402	Rs.2,811,000.00	Rs.818,900.00
3	H301	Rs.2,700,000.00	Rs.2,030,000.00
4	H203	Rs.2,700,000.00	Rs.1,728,000.00
5	I804	Rs.2,700,000.00	Rs.1,030,000.00
6	I701	Rs.2,850,000.00	Rs.865,000.00
7	I601	Rs.3,000,000.00	Rs.2,500,000.00
8	I504	Rs.3,100,000.00	Rs.1,690,000.00
9	I401	Rs.3,000,000.00	Rs.1,700,000.00
10	I101	Rs.2,800,000.00	Rs.520,000.00
11	I1103	Rs.2,850,000.00	Rs.316,000.00
12	I1004	Rs.2,700,000.00	Rs.930,000.00
13	H604	Rs.2,800,000.00	Rs.666,000.00
14	H104	Rs.3,000,000.00	Rs.510,000.00
15	H1004	Rs.2,700,000.00	Rs.930,000.00
16	H1201	Rs.2,700,000.00	Rs.430,000.00
17	H404	Rs.3,000,000.00	Rs.1,200,000.00
18	H501	Rs.2,700,000.00	Rs.430,000.00
19	H503	Rs.2,700,000.00	Rs.575,000.00
20	H102	Rs.2,700,000.00	Rs.55,000.00
21	G1001	Rs.2,800,000.00	Rs.458,000.00
22	G903	Rs.2,800,000.00	Rs.1,220,000.00
23	G602	Rs.3,000,000.00	Rs.10,000.00
24	F1101	Rs.1,800,000.00	Rs.620,000.00
25	G504	Rs.2,800,000.00	Rs.320,000.00
26	F902	Rs.2,018,000.00	Rs.9,200.00
27	F904	Rs.2,000,000.00	Rs.1,300,000.00
28	F404	Rs.1,800,000.00	Rs.1,030,000.00
29	F603	Rs.1,800,000.00	Rs.320,000.00
30	F101	Rs.2,000,000.00	Rs.1,800,000.00
31	F102	Rs.1,700,000.00	Rs.30,000.00
32	F201	Rs.2,000,000.00	Rs.1,550,000.00
33	F204	Rs.2,000,000.00	Rs.1,100,000.00
34	F302	Rs.1,800,000.00	Rs.20,000.00
35	E604	Rs.1,800,000.00	Rs.120,000.00
36	E901	Rs.1,800,000.00	Rs.520,000.00
37	E902	Rs.1,900,000.00	Rs.10,000.00
38	E101	Rs.2,000,000.00	Rs.431,000.00
39	E103	Rs.1,800,000.00	Rs.20,000.00
40	E104	Rs.1,800,000.00	Rs.721,000.00
41	E202	Rs.1,700,000.00	Rs.129,000.00
42	E303	Rs.2,000,000.00	Rs.200,000.00
43	E304	Rs.2,000,000.00	Rs.1,000.00
44	E401	Rs.2,150,000.00	Rs.286,000.00
45	E503	Rs.1,700,000.00	Rs.730,000.00
46	E602	Rs.1,700,000.00	Rs.830,000.00

47	A102	Rs.2,700,000.00	Rs.130,000.00
48	A103	Rs.3,000,000.00	Rs.1,900,000.00
49	A203	Rs.3,000,000.00	Rs.2,700,000.00
50	A403	Rs.3,000,000.00	Rs.1,100,000.00
51	A501	Rs.3,000,000.00	Rs.500,000.00
52	A704	Rs.3,000,000.00	Rs.200,000.00
53	A903	Rs.3,000,000.00	Rs.651,000.00
54	B202	Rs.2,000,000.00	Rs.451,000.00
55	B203	Rs.1,700,000.00	Rs.931,000.00
56	B302	Rs.2,000,000.00	Rs.1,500,000.00
57	B504	Rs.2,000,000.00	Rs.1,800,000.00
58	B610	Rs.2,000,000.00	Rs.900,000.00
59	B902	Rs.2,200,000.00	Rs.100,000.00
60	B903	Rs.1,800,000.00	Rs.120,000.00
61	B1001	Rs.1,700,000.00	Rs.630,000.00
62	C301	Rs.1,800,000.00	Rs.620,000.00
63	C404	Rs.1,700,000.00	Rs.30,000.00
64	C501	Rs.2,200,000.00	Rs.80,000.00
65	C904	Rs.2,000,000.00	Rs.1,500,000.00
66	C1001	Rs.2,000,000.00	Rs.500,000.00
67	D604	Rs.2,100,000.00	Rs.11,000.00
68	D804	Rs.1,800,000.00	Rs.220,000.00
69	D1201	Rs.2,100,000.00	Rs.40,000.00
70	SHOP02	Rs.4,500,000.00	Rs.4,050,000.00
71	SHOP03	Rs.1,623,750.00	Rs.637,625.00
72	SHOP04	Rs.3,500,000.00	Rs.3,150,000.00
73	SHOP06	Rs.1,623,750.00	Rs.787,625.00
74	SHOP07	Rs.1,800,000.00	Rs.1,527,500.00
75	SHOP08	Rs.1,800,000.00	Rs.1,529,111.00
76	SHOP11	Rs.1,623,750.00	Rs.1,319,625.00
77	SHOP12	Rs.1,632,000.00	Rs.1,468,800.00
78	SHOP13	Rs.1,462,500.00	Rs.1,286,750.00
79	SHOP14	Rs.1,623,750.00	Rs.723,625.00
80	SHOP15	Rs.1,968,600.00	Rs.1,160,640.00
81	SHOP16	Rs.1,968,600.00	Rs.1,160,640.00
82	SHOP18	Rs.3,506,250.00	Rs.2,874,375.00
83	SHOP20	Rs.1,623,750.00	Rs.392,907.00
84	SHOP21	Rs.1,462,500.00	Rs.55,750.00
85	SHOP22	Rs.1,623,750.00	Rs.1,237,625.00
86	SHOP23	Rs.1,623,750.00	Rs.1,287,625.00
87	SHOP24	Rs.1,706,250.00	Rs.329,375.00
88	SHOP25	Rs.1,706,250.00	Rs.129,375.00
89	SHOP26	Rs.1,645,400.00	Rs.135,460.00
90	SHOP27	Rs.1,623,750.00	Rs.743,625.00
91	SHOP30 31	Rs.1,900,000.00	Rs.1,710,000.00
92	SHOP34	Rs.2,078,400.00	Rs.1,870,560.00
93	SHOP35	Rs.2,094,000.00	Rs.1,884,600.00
94	SHOP36	Rs.1,706,250.00	Rs.1,467,375.00
95	SHOP37	Rs.1,623,750.00	Rs.1,137,625.00
96	SHOP38	Rs.1,623,750.00	Rs.437,625.00

97	SHOP39	Rs. 1,462,500.00	Rs.53,750.00
98	SHOP40	Rs. 1,500,000.00	Rs. 1,350,000.00
99	SHOP41	Rs. 1,900,000.00	Rs. 1,710,000.00
100	SHOP42	Rs. 1,700,000.00	Rs. 1,530,000.00
101	SHOP43	Rs. 1,802,000.00	Rs. 1,621,800.00
102	SHOP45	Rs. 1,645,400.00	Rs.235,460.00
103	SHOP47	Rs. 1,462,500.00	Rs.553,750.00
104	A101	Rs.3,000,000.00	Rs.2,700,000.00
105	A1101	Rs.2,800,000.00	Rs.371,000.00
106	A1102	Rs.2,800,000.00	Rs. 1,420,000.00
107	A301	Rs.3,000,000.00	Rs.2,700,000.00
108	A604	Rs.2,800,000.00	Rs. 1,520,000.00
109	A802	Rs.2,800,000.00	Rs. 1,540,000.00
110	A804	Rs.2,800,000.00	Rs.2,450,000.00
111	B204	Rs. 1,800,000.00	Rs.20,000.00
112	B704	Rs. 1,800,000.00	Rs.320,000.00
113	C103	Rs. 1,800,000.00	Rs. 1,520,000.00
114	C604	Rs.2,000,000.00	Rs. 1,800,000.00
115	D1002	Rs.2,000,000.00	Rs. 1,800,000.00
116	D103	Rs.2,000,000.00	Rs. 1,800,000.00
117	D1102	Rs. 1,800,000.00	Rs. 1,320,000.00
118	D1103	Rs.2,000,000.00	Rs. 1,800,000.00
119	E1003	Rs.2,000,000.00	Rs. 1,800,000.00
120	E1102	Rs. 1,800,000.00	Rs.290,000.00
121	E1202	Rs. 1,800,000.00	Rs.20,000.00
122	F103	Rs.2,000,000.00	Rs. 1,800,000.00
123	F504	Rs. 1,800,000.00	Rs.3,710,000.00
124	F602	Rs.2,200,000.00	Rs. 1,980,000.00
125	F604	Rs. 1,800,000.00	Rs. 1,620,000.00
126	G202	Rs.2,800,000.00	Rs.2,520,000.00
127	G302	Rs.3,100,000.00	Rs.2,790,000.00
128	G402	Rs.3,100,000.00	Rs.2,790,000.00
129	G504	Rs.2,800,000.00	Rs.2,520,000.00
130	G603	Rs.3,000,000.00	Rs.2,700,000.00
131	G604	Rs.3,000,000.00	Rs.2,700,000.00
132	G804	Rs.2,800,000.00	Rs.2,520,000.00
133	H902	Rs.3,100,000.00	Rs.2,790,000.00
134	I703	Rs.2,700,000.00	Rs.2,430,000.00
135	I801	Rs.3,000,000.00	Rs.2,700,000.00
136	I901	Rs.2,800,000.00	Rs. 1,220,000.00

10. Whether the project is executed by availing any loans/borrowing?

Estimated cost of Project (Rs.): 983046362

YES

10.1. If yes, please provide details as below:

Sr.No.	Name & Type of Lender	Amount of Loan Sanction(Rs)	Sanction Date	Loan outstanding as on end date	Collatera/Mortgage details
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1	DCB BANK	Rs.200,000,00 0.00	01/09/2016	Rs.33,402,836 .00	NON AGRICULTUR E BEARING FINAL PLOT NO 31 SURVEY NO 148 DRAFT TOWN PLANING SCHEME NO 34 VILLAGE JAGATPUR TALUKA GHATLODIA DISTRICT AHMEDABAD
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Total loan as % of Estimated cost of Project mentioned above: 20.34%

10.2. Whether the financial encumbrance is reported to Gujarat RERA?

YES

10.3. If yes to 10.2 above, whether promoter has mortgaged or created a charge on any booked unit?

YES

11. Whether any discrepancy noticed in forms 1, 2 and 3 with reference to their issuance in accordance with the RERA Act, rules and regulations?

NO

12. Please specify any other things which are not covered above.(Maximum 200 words)

FOR POINT NO 5 WE HAVE CONSIDERED AMOUNT DEPOSITED AND WITHDRAWS IN RERA BANK ACCOUNT ON QUARTERLY BASIS FOR PERIOD 01042018 TO 31032019 FOR POINT NO 11 WITH REFERENCE TO FORM NO 1 AND 2 WE ARE NOT TECHNICALLY QUALIFIED TO GIVE OUR OPINION ON THAT HOWEVER IT IS REQUIREMENT OF THIS REPORT WE GAVE OUR OPINION TO THE BEST OF OUR KNOWLEDGE WE ISSUED OUR REPORT ON THE BASIS OF BOOKS OF ACCOUNT DOCUMENTS PRODUCE BEFORE US AND REPRESENTATION MADE BY MANAGEMENT BEFORE US

I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate. Also I/We have attached herewith the copies of Financial Statements and Audit Report of the SHIV INFRASPACE(Promoter Name) for the financial year ending on 31/03/2019 .

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of SERENITY SPACE(Project) for the period ended and this certificate is being issued based on the records and documents produced before me and explanations provided to me by the management of the Promoter based on the verification of books of accounts till 31/03/2019 .

I/We hereby declare that, I/We or any of us/our associate have not issued RERA Form-3 for any of the projects of SHIV INFRASPACE .

Place : Ahmedabad

Date : 26/09/2019

For,

Name Of CA Firm: V V PATEL & COMPANY

Firm Reg. No. : 118124W

Name of Signature :SWAPNIL KAUSHIKBHAI BHATT

Designation : Partner

(Signature and Stamps/Seal of the Signatory CA)

Membership Number: 128864

UDI Number: 19128864AAAAKG8592

Full Address: B2, 9TH FLOOR, PALLADIUM, B/H DIVYA BHASKAR PRESS OFFICE, OFF S. G. HIGHWAY,
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Ahmedabad City,Ahmedabad,380051

Attachments:

BALANCE SHEET : BL-2019.pdf

PROFIT AND LOSS : PL-2019.pdf

CASH FLOWS : CASH FLOW.pdf

Other Attachments:

OTHER DOCUMENT : OHTER DOCUMENTS-11-9-19_1569496952928.pdf