P.N. SABADRA & Associates
Chartered Accountants
Office No 48, 5th Floor, JITO Business Bay,
Shri Hari Narayan Kute Marg, Mumbai Naka, Matoshree Nagar,
Nashik, Maharashtra-422002 T-253-2316773,2316774, 09370116766

FORM 5
[See Section 4(2) (I) (D)]
Annual Report on Statement of Accounts

To,
The Partners,
Shah Enterprises
1449, Ganpati Mandir Road
Ritu Beauty Parlour
Nandurbar Nashik-425412.

SUBJECT: Report on Statement of Accounts on **Bhanudhan Plaza** fund **utilization** and **withdrawal** by **Shah Enterprises** for the period from **01.04.2018 to 31.03.2019** with respect to project MahaRERA Registration Number **P49700011929.**

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 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 **Shah Enterprises** for the period ended **31.03.2018** and hereby certify that:

   i. M/s. **Shah Enterprises** have completed **83.47%** (Till 31.03.2019) of the project titled **Bhanudhan Plaza** MahaRERA Registration No. **P49700011929** located at S No 174/1/1/ Plot No 28 to 30 and 36 to 40 Nandurbar -425412.

   ii. Amount collected from **01.04.2018** to **31.03.2019 In Specified designated A/c (70% A/c) 54,30,000.00, in other than specified designated A/c is Nil**, **Total Rs.54,30,000.00,** and amounts collected till date **(Up to 31.03.2019) is Rs.54,30,000.00/-**.

   iii. Amount withdrawn from **01.04.2018** to **31.03.2019** for this project **From Specified designated A/c (70% A/c)] Rs. 54,30,000.00, From other than specified designated A/c is Nil, Total Rs.54,30,000.00** and amount withdrawn till date **From start of the project up to 31.03.2019** is **Rs.54,30,000.00/-.**

4. We certify that, the **M/s. Shah Enterprises** has utilized the amounts collected for **Bhanudhan Plaza** project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.
   (As per self-certification obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only. While certifying on utilization, we have relied on the expenditure as per books of accounts produced before us which shows that the expenditures incurred on the project are more than total amount collected from customers till the end of financial year on cumulative basis).

Yours faithfully,
For M/s. P N SABADRA & ASSOCIATES
Chartered Accountant
FRN No.:16100W

Prakash Navalmal Sabadra
Digitally signed by Prakash Navalmal Sabadra
Date: 2024.06.29 19:05:52 +05'30'

P.N. SABADRA & ASSOCIATES
FR No. 16100W
Chartered Accountant

CA P. N. Sabadra
Membership No.:016101
UDIN:24016101BKGQDF5417
Date: 29.06.2024
Place: Nashik

- **Notes to Audit Report:**

1. We have conducted our engagement and examination in accordance with standards on Auditing, Guidance Note on Reports and Certificates for special purposes 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.
2. It is the primary responsibility of the management of **M/s. Shah Enterprises** 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.
3. Percentage completion is calculated as per the expenditure incurred as per books of account as on 31.03.2019 divided by the estimated cost provided by promoter.
4. The promoter has obtained occupancy certificate from Nandurbar Nagarparishad dated 06.07.2020, copy of the same is attached herewith.

APPENDIX-I

FORM FOR PARTLY OCCUPANCY CERTIFICATE

To

1.Owner:- Shah Enterprises Partner Mr. Sudhir Dhansukhlal Shah

2.Licensed Engineer –Mr. Hemant Maheshwari

Sir;

The Partly development work / erection re erection / of alternation in of building S.No.174/1/1 P.No. 28,29,30,36 to 40 mauje –Nandurbar situated at road / street –Korit Road,-Society- Ravi-Mohan Park. Partly Completed on Date-11/11/2018 under The supervision of Mr. Hemant Maheshwari- Engineer License No. 36 May be occupied on The following Conditions.

Sr No	Permission is granted for total built up Area		The occupation certified is issued only for Partly Constructed Area	
	Area	Sqmt	Area	Sqmt
1	Ground Floor	1571.29	Ground Floor	658.52
2	First Floor	1346.43	First Floor	579.33
3	Second Floor	729.87	Second Floor	579.33
4	Third Floor	583.74	Third Floor	579.33
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	Total-	4231.24	Total-	2396.51

Out of which if built up area is found more than the granted built up area this partly occupancy certificate will be cancelled and action will be taken as per provision of section 52 To 55 of M.R.T.P act 1966.

1.Minimum 15 Tree to be planted compulsory.

2.Rain water harvesting work done is Compulsary.

NANDURBAR MUNICIPAL COUNCIL DIST. NANDURBAR NANDURBAR

29/11

Chief officer

Nandurbar Municipal council

Office No:- 3229

Office Stamp:-

Date:- 30-11-2018

Office of the Nandurbar Municipal council

Occupancy Certificate No:-

APPENDIX-I

FORM FOR PARTLY OCCUPANCY CERTIFICATE

To,

1. Owner:- Shah Enterprises Partner Mr. Sudhir Dhansukhlal Shah

2. Licensed -Engineer –Mr. Hemant Maheshvari

The partly development work in of building S.No. 174/1/1 P.No. 28+29+30+36+37+38+39+40 mauje Nandurbar situated at road/street– Korit Road, Society- Ravi-Mohan Park Completed on Date- 28/12/2019 under The supervision of Mr. Hemant Maheshvari Architect - License No. 36 May be occupied on The following Conditions.

Sr No	Permission is granted for built up area on		The occupation certified is issued only for partly constructed area	
	Area	Sqmt	Area	Sqmt
1	Ground Floor	1571.29	Ground Floor	709.19
2	First Floor	1346.43	First Floor	709.19
3	Second Floor	729.87	Second Floor	146.31
4	Third Floor	583.74	Third Floor	--
	Total-	4231.24	Totai-	1564.69

Out of which if built up area is found more than the granted built up area this certificate will be cancelled and action will be taken as per provision of section 52 To 55 of M.R.T.P Act 1966.

1. Minimum 5 Tree to be planted compulsory.

2. Rain water harvesting work done is Compulsary.

Chief officer
Nandurbar Municipal council

Office No:- 902
Office Stamp:-
Date:- 6-07-2020
Office of the Nandurbar Municipal council
Occupancy Certificate No:-