Satish S. Naik & Co.
CHARTERED ACCOUNTANT
10/B, Brook Bond Colony, Ring Road, Jalgaon- 425 001.
✆ 0257 (O) 2234214, 2229863 (R) 2235351 ✆ 9822768771
Email: satishnaik_jalgaon@yahoo.com

S. S. Naik
M.com., F C A ,DISA (ICAI)

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

Date: 15/02/2023

To,
SHUBH MANAGAL DEVELOPERS
Add: 22, Gurukal Colony, Jalgaon
PAN: **ADWFS3279C**

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **SHUBH MANAGAL DEVELOPERS** for the period from **01/04/2021 to 31/03/2022** with respect to MahaRERA Regn. Number **P49900020433.**

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 **SHUBH MANAGAL DEVELOPERS** for the year ended **31/03/2022** and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal Year (21 – 22)	Total for this project till date 31.03.2022
1	Total amount collected from allottees	1,13,00,000/-	2,87,36,000/-
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	79,10,000/-	2,01,15,200/-
4	Total amount deposited in the designated Bank Account	1,13,10,010/-	3,06,06,210/-
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	106.51%
6	Shortfall/(Excess) Deposit (3-4)	Excess (34,00,010/-)	Excess (1,04,91,010/-)

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

SATISH S. NAIK & CO. Chartered Accountants JALGAON

B. Withdrawals:

Sr. No.	Particulars	For this Fiscal Year (21 - 22)	Total for this project till date (31.03.2022)
1	Opening Balance of Designated Bank Account	23,86,104/-	3,440/-
2	Total Deposits	1,13,10,010/-	3,06,06,210/-
3	Total amount withdrawn	1,29,78,049/-	2,98,91,585/-
4	Closing Balance	7,18,065/-	7,18,065/-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

We certify that, **SHUBH MANAGAL DEVELOPERS** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D. Any Qualification /Observation:

1. Withdrawal of partner from Bank is lesser than Net Profit Earned.
2. Completion Certificate of project is received by firm from Jalgaon Municipal Corporation vide letter no. 418 date 12/01/2021.

SATISH S. NAIK & CO. M.No 042970 JALGAON FR.No 109331W Chartered Accountants

Yours Faithfully,

Name: Satish S. Naik & Co.
Membership No.: - 042970
Firm Reg. No. 109331W
Place: Jalgaon
UDIN: 23042970BGSWKX2582

Agreed and Accepted by:

Shri. Nitin R. Patil
Partner (Authorized Signatory)

SHUBHAMANGAL DEVELOPERS PARTNER

Date: 15/02/2023