R.G. Gundecha B.Com., LL.B.,F.C.A.
V.T. Buldeo B.Com., F.C.A.
V.M. Gundecha B.Com., F.C.A.

R.G. NAGARWALA & CO.
CHARTERED ACCOUNTANTS
B.J.BUTY BLDG., RANI JHAN SQ,
SITABULDI, NAGPUR – 440 012
PHONES: 2535131 2538605 2539690

ANNEXURE - F
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 ACCOUNTANT'S CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

SUBJECT: Report on Statement of Accounts on project "**RAM SHEWALKAR PARISAR, WANI"** fund deposit, utilization and withdrawal by **Shewalkar Developers Limited** for the period from 1/4/2023 to 31/3/2024 with respect to MahaRERA Regn. Number **P51000009928.**

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 my/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 SHEWALKAR DEVELOPERS LIMITED for the year ended 31/03/2024 and hereby certify that:

A. Deposits:

		For this Fiscal Year	**Total for this project till date**
1.	Total amount collected from allottees	5,11,69,230/-	41,55,51,718/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	3,58,18,461/-	29,08,86,203/-
4.	Total amount deposited in the Designated Bank Account	00	00
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	NA	NA
6.	Shortfall/Excess deposit (3-4)	3,58,18,461/-	29,08,86,203/-



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 specified in the act, deposited in the Designated RERA Bank Account? (No)

If No, please mention the amount not deposited: Rs. 25,50,67,742/-

B. Withdrawals:

		For this Fiscal Year	**Total for this project till date**
1.	Opening Balance of Designated Bank Account	Nil	Nil
2.	Total Deposits	Nil	Nil
3.	Total amount withdrawn	Nil	Nil
4.	Closing Balance	Nil	Nil

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 I, Form 2 and Form 3 issued during the reporting period? (No)

If no, please provide the below details : -

S.NO.	**Date of Withdrawal**	**Amount of Excess Withdrawals**
1	NA	

C. Utilisation

We certify that, the Shewalkar Developers Limited has not opened designated escrow account as the project was commenced prior to RERA Act and deposited the receipts in their regular bank account and has utilized the amounts withdrawn from regular bank account towards project cost.

If No, please provide the below details:

S.NO.	**Date**	**Amount not utilised for Project Cost**
1	NA	

D. Any Qualifications/Observations of CA

1.	The Developer has not maintained any designated/escrow account for this project.

FOR R.G. NAGARWALA & CO.
CHARTERED ACCOUNTANTS
FRN: 106772W

R.G. NAGARWALA & Co. CHARTERED ACCOUNTANT NAGPUR

(V.T. BULDEO)
PARTNER
M. No. 034691

NAGPUR
Date: 29-11-2024
UDIN: 24034691BKELNZ1182