JAIN & GANGWAL

CHARTERED ACCOUNTANTS

PLOT No. 1, C5, Town Centre, CIDCO, Aurangabad - 431001 ✆ 9421985088 e-mail – pgangwal66@gmail.com

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

Tapadia Estate – Phase I,
Project of Tapadia Infraprojects,
Survey No. 235, Sailu (M Cl),
Sailu, Dist. Parbhani.

Subject: - Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Tapadia Infraprojects for the period from 01/04/2021 to 31/03/2022 with respect to MahaRERA Regn. No. P51300016847.

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 the necessary information and explanations 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 **M/s *Tapadia Infraprojects*** for the period 1st April, 2021 to 31st March, 2022 and hereby certify that :

   A. Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till Date
1.	Total Amount collected from Allottees	60,30,601/-	86,26,603/-
2.	% of Amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	42,21,420/-	60,38,622/-
4.	Total amount deposited in the Designated Bank Account	42,14,000/-	58,94,000/-
5.	% of Amount deposited in Designated Bank Account (4/1*100)	69.88%	68.32%
6.	(Shortfall)/Excess Deposit (3 – 4)	(7,420/-)	(1,44,622/-)

Amount collected/ deposited at Sr. No. 1 & 2, does not include pass through charges but it includes GST collected from Allottees.

a) Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated Bank Account ?

Ans.: No. During the Fiscal Year 2021 – 22, The Promoter has collected Rs. 60,30,601/- from Allottees of the project. Hence, 70% of this Amount i.e. Rs. 42,21,420/- should have been deposited in the Designated Bank Account but the Promoter has deposited Rs. 42,14,000/- in this Designated account, thereby shortfall in deposition coming to Rs. 7,420/-

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B. Withdrawals

Sr. No.	Particulars	For this Fiscal Year	Total for this project till Date
1.	Opening Balance of Designated Bank Account	9,78,817/-	0/-
2.	Total Deposits	42,14,000/-	58,94,000/-
3.	Total Amount Withdrawn	47,07,963/-	54,09,146/-
4.	Closing Balance as on 31.03.2022	4,84,854/-	4,84,854/-

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 ?

➡ Yes.

If no, please provide the below details : -

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawals
	----- Not Applicable ----	

C. Utilisation

The Promoter has fully utilized amounts withdrawn from designated bank account towards project cost only, as specified in the act subject to following amounts.

If no, please provide the below details:-

Sr. No.	Date	Amount not utilized for Project Cost	Description of Transaction
1.	22/04/2021	2,87,280/-	Utilized for payment of GST of Aurangabad Site of Promoter Tapadia Infraprojects.
2.	09/07/2021	85,000/-	Paid towards RERA Registration Charges
3.	12/07/2021	8,00,000/-	Paid to Tapadia Cine Market Pvt. Ltd.

D. Any Qualifications/ Observations of CA - **None.**

Yours Faithfully,
FOR JAIN & GANGWAL
Chartered Accountant
F.R. No. 117 317W

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*Date: 30/03/2023
*Place: Aurangabad

(CA PANKAJ K. GANGWAL)
Partner
Membership No.: 048045
UDIN: 23048045BGWTKK4474

Agreed and accepted by
FOR TAPADIA INFRAPROJECTS

Date: 30/03/2023
Place: Aurangabad

(ABHISHEK J. TAPADIA)
Partner
Promoter of Project Tapadia Estate – Phase I