

R S P H & Associates

Chartered Accountants

Office No 48, 5th Floor, Business Bay, Next to Kotak Bank,
Shri Hari Narayan Kute Marg, Mumbai Naka, Matoshree Nagar,
Nashik, Maharashtra 422002.



FORM 5

[See Regulation 4]

**Annual Report on Statement of Accounts
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 13.09.2022

To,
Satish Manohar Deshpande,
D-62, Vitta Sanchay C.H.S.,
Near Vashi Village, RCF - Mahul Road,
Chembur, Mumbai - 400074

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by **Mr.Satish Manohar Deshpande** for the project Malti Manohar Apartment for the period from **01.04.2021 to 31.03.2022** with respect to Maha RERA Regn Number_ **P51600003147**.

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. 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.

3.I/ We hereby confirm that, I/we have examined the prescribed registers, books and documents, and the relevant records of **Mr.Satish Manohar Deshpande** for the period ended **31st March 2022** and hereby certify that:



A. Deposits:

Sr. No	Particulars	For this Fiscal Year F Y 2021-22	Total for this project till date i.e. 31.03.2022
1.	Total amount collected from allottees	Nil	A] Amount collected before RERA Registration of on-going project- 1,16,32,863.00 B] Amount collected after RERA Registration- 1,28,85,137.00 Total-2,45,18,000.00
2.	%of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act(1*2)	Nil	90,19,595.90 [Considering collections post RERA registration]
4.	Total amount deposited in the Designated Bank Account	Nil	1,13,74,137.00
5.	%of Amount deposited in Designated Bank Account [(4)/(1)*100]	Nil	88.27%
6.	Shortfall / Excess deposit (3-4)	Nil	(23,54,541)

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? Yes, on cumulative basis however there are no collection from the customers during the F Y 21-22.

If No, please mention the amount not deposited.



B. Withdrawals:

Sr. No.	Particulars	For this Fiscal Year F Y 2021-22 SBI A/c No. 00000011037803346.	Total for this project till date i.e. 31.03.2022 SBI A/c No. 00000011037803346.
1	Opening Balance of Designated Bank Account	39,204.83	4,216.07
2	Total Deposits	6,25,653.77	1,74,55,182.95
3	Total amount withdrawn	6,10,080.54	1,74,04,620.96
4	Closing Balance	54,778.06	54,778.06

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 / No) Yes as per CA certificate produced before us.

If No, Please provide the below details: -

Sr. No	Date of withdrawal	Amount of Excess Withdrawals
1	Not Applicable	Not Applicable

C. Utilization:

I/We certify that, the **Mr.Satish Manohar Deshpande** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, Please provide the below details: -

Sr. No	Date	Amount not utilized for project cost
1	Not Applicable	Not Applicable



D. Any Qualification / Observations of CA

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 Mr. Satish Manohar Deshpande 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	We have relied on the previous year RERA Audit reports for reporting the figures as on 31.03.2022.
4	The promoter has obtained completion certificate from Nashik Municipal Corporation dated 20.07.2022, the copy of the same is attached herewith.

Yours faithfully,
For RSPH & Associates
Chartered Accountants

P. Sabadra



CA Divya P Sabadra
Designation: Partner
Membership No.124194
UDIN: 22124194ARYTOJ3164
Place: Nashik
Date: 13.09.2022

Agreed and accepted by:

Satish Deshpande

Signature of Promoter
Name: Mr. Satish Deshpande
Designation: Proprietor
Date: 13.09.2022