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: 24.08.2022

To,
Mr. Prakash Sadashiv Patil,
Director,
Shreeprakash Developers Private Limited,
2A, Shree Prakash Complex,
Sharanpur Road, Near Kulkarni Garden,
Nashik, Maharashtra-422002.

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by **Shreeprakash Developers Private Limited** for the project **"Dinkar Heights"** for the period from **01.04.2019 to 11.03.2020 [Till the date of completion certificate]** with respect to MahaRERA Regn. Number **P51600010492.**

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 **Shreeprakash Developers Private Limited** for the period till 11.03.2020 and hereby certify that:

RSPH & ASSOCIATES FR No.3013N Chartered Accountant

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A. Deposits:

Sr. No.	Particulars	For the period from 01.04.2019 to 11.03.2020 Rs.	Total for this project till 11.03.2020 Rs.
1	Total amount collected from allottees	11,16,000.00	A] Amount collected before registration of on-going project- 3,39,70,207.00 B] Amount collected after registration of on-going project- 24,97,000.00 Total- 3,64,67,207.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	7,81,200.00	17,47,900.00 [Considering collections after RERA registration]
4	Total amount deposited in the Designated Bank Account	1,80,000.00	11,46,700.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	16.13	45.92
6	Shortfall / Excess deposit (3-4)	6,01,200.00	6,01,200.00

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, been deposited in the Designated RERA Bank Account?: No.

If No, please mention the amount not deposited.

Rs.6,01,200.00 during the period from 01.04.2019 to 11.03.2020.

B. Withdrawals:

Sr. No	Particulars	For this Fiscal period from 01.04.2019 to 11.03.2020 ICICI Bank A/c No.777705000044	Total for this project till 11.03.2020 ICICI Bank A/c No. 777705000044
1	Opening Balance of Designated Bank Account	2,436.00	0.00
2	Total Deposits	1,80,000.00	.13,17,704.00
3	Total amount withdrawn	0.00	11,35,268.00
4	Closing Balance	1,82,436.00	1,82,436.00

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.

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If No, Please provide the below details: -

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

C. **Utilization:**

We certify that, the **Shreeprakash Developers Private Limited** 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 Shreeprakash Developers Private Limited 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	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 CA certificate uploaded on RERA web portal 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.
4	The promoter has obtained completion certificate from Nashik Municipal Corporation dated 11.03.2020, the copy of the same is attached herewith.

Yours faithfully,
For RSPH and Associates
Chartered Accountants
FRN: 003013N

RSPH & ASSOCIATES FR No 3013N Chartered Accountants

CA Paresh P. Sabadra
Partner
M.No.119544
UDIN: 22119544APSYNS2676

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Agreed and accepted by:
Shree Prakash Developers Pvt. Ltd

Signature of Promoter Director
Name: Mr. Prakash Sadashiv Patil
Designation: Director
Date: 24.08.2022

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नाशिक महानगरपालिका, नाशिक

इमारत वापराचा दाखला

(पूर्ण/~~भागश:~~)

No. 25090

जावक क्र./ननिवि/सी१/२५०९०/2020
दिनांक : १९/३/२०२०

श्री./श्रीमती कन्हैयालाल दिनकर जोशी व इतर

प्रकल्पाचे ठिकाण व पत्ता : दिनकर हाईटस पांजरपोळ जवळ निमाणी बसस्टॉप समोर पंचवटी नाशिक ४२२००३

संदर्भ : आपला दिनांक 22/०४/२०१९ चा अर्ज क्रमांक सी१/ओसी/००

महाशय,

दाखला देण्यात येतो की, नाशिक शिवारातील/सि.स.नं., स.नं. ५८६६/२

प्लॉट नं. – अं.भू. क्र. मधील इमारतीच्या तळघर पार्किंग+तळ+मेझेनाईन+पाच मजल्यांचे

मजल्याचे इकडील बांधकाम परवानगी क्र. सी१/३०३/१४१४० दिनांक १४/०२/२०१९ अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. संजय मिस्त्री रजिस्ट्रेशन क्र. CA/१९१/१५१५०

यांचे निरीक्षणाखाली पूर्ण झाली असून निवासी/निवासेत्तर/शैक्षणिक/ निवासी व निवासेत्तर कारणासाठी खालील अटी शर्तींस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) एकुण बांधकाम क्षेत्र १५०३.३४ चौ.मी. या पैकी निवासी ९०२.०० चौ.मी. निवासेतर ६०१.०० चौ.मी.

२) एकुण चटई क्षेत्र १४५५.०७ चौ.मी. या पैकी निवासी ८६१.६८ निवासेतर ५९३.३९ चौ.मी.

१) सदर इमारतीचा वापर निवासी/निवासेतर/शैक्षणिक/ निवासी व निवासेत्तर कारणाकरिताच करता येईल.

२) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, परस्पर वापरात व बांधकामात बदल केल्याचे आढळुन आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

३) व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं.

४) अग्निशमन विभागाचा अंतिम दाखला क्रमांक NMC/Fire/WS/MM/31/2020 दि. 24/02/2020

५) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक —

६) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

७) बांधकाम विकास शुल्क + सेस चार्जेस + बाल्कणी बंद लेडजोड फि. अनुक्रमे रु. १६६४०/- + १५१००/- + १४८०००/- असे मुकूण २ रु. ७६१४०/- पा.क्र. ६८/७०४४ दि. २८/०१/२०१९ अन्वये भरलेली आहे.

कार्यकारी अभियंता
नगर नियोजन विभाग
नाशिक महानगरपालिका, नाशिक

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