Ulhas Patil B. Com., Grad. C.W.A., F.C.A.
Satish Hiran B.Com., Grad. C.W.A., F.C.A.
Aniruddha Jajoo B.Com., F.C.A
Ganesh Kale B.Com., A.C.A.

PATIL HIRAN JAJOO & CO
CHARTERED ACCOUNTANTS

4th Floor Rushiraj Regency, Opp Mama Mungi Karyalay,
Near Vidya Vikas Circle, Gangapur Road, Nashik - 422 005.
Ph. (0253) 2572680 / 81 / 82 Fax : (0253) 2572682
email : info@patilhiranjajoo.com
Website : www.patilhiranjajoo.com

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

The Promoter,

Shivmudra Builders & Developers,

10,Suyojana,Vise Mala,

Canada Corner,

College Road,

Nashik-422005.

Subject: Report on Statement of Accounts on project fund utilization and withdrawn by M/s Shivmudra Builders & Developers for the period from 01.04.2018 to 31.03.2019 with respect to **Project Shivmudra Darshan Apartment** RERA Regn. **Number P51600012624**

1. This certificate is issued accordance with 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 explanation from the Company, 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 Shivmudra Builders & Developers for the period ended 31.03.2019 and hereby certify that:

i) **M/s Shivmudra Builders & Developers** have completed **100%** Work (Refer Annexure I) of titled Shivmudra Darshan Apartment **Regn. No. P51600012624** located at **Plot No 1,2,3/ S No 193/A/1/2 at Nashik, 422003**.

ii) Amount collected for the period from 01.04.2018 to 31.03.2019 for this project is **Rs. 19, 70,000/-** (Refer Annexure II)

iii) Amount withdrawn for the period from 01.04.2018 to 31.03.2019 for this project is **Rs. 19, 04,015/-**(Refer Annexure II)

4. We certify that the M/s Shivmudra Builders & Developers has utilized the amounts collected for this project on the expenditure incurred by him for this project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project

5. This certificate is being issued for RERA compliance by M/s Shivmudra Builders & Developers and is on the basis of records and documents produced before us for verification. The values of estimates and projections are based on the certificate of chartered engineer and architect produced for our verification. This audit report will be exclusively for RERA purposes.

for **Patil Hiran Jajoo & Co.**
Chartered Accountants

PATIL HIRAN JAJOO & CO. FIRM REG. NO. 120117W CHARTERED ACCOUNTANTS

Ganesh Kale
Partner
M. No. 151580
Firm Regd. No. 120117W
UDIN – 19151580AAAACY1564
Date: 29.09.2019
Place: Nashik

Annexure to Form 5

Annexure 1

Sr. No.	Details of Percentage Completion of Work	Amount (Rs.)	
		Estimated	Incurred
(1)	(2)	(3)	
1.	**i. Land Cost :**		
	a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.	7,074,000	7,074,000
	b. Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.		
	c. Acquisition cost of TDR (if any)	1,340,000	1,340,000
	d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	437,840	437,840
	e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-
	f. Under Rehabilitation Scheme :	-	-
	(*i*) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	-	-
	(*ii*) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.	-	-
	Note : (for total cost of construction incurred, Minimum of (*i*) or (*ii*) is to be considered).	-	-
	(*iii*) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,	-	-
	(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-	-
Sub-Total of LAND COST		**8,851,840**	**8,851,840**



(1) (2)	(3)	
ii. Development Cost/ Cost of Construction :		
a. (*i*) Estimated Cost of Construction as certified by Engineer (as per certificate produced by the Engineer)	26,009,758	
(*ii*) Actual Cost of construction incurred upto 31.03.2019 as per the books of accounts as verified by the us		26,009,758
Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		
(iii) On-site expenditure for development of entire project excluding cost of construction as per		Included in above [a (ii)]
(i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.		
b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.		
c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;		N.A
Sub-Total of Development Cost	**26,009,758**	**26,009,758**
2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.(as per certificate produced by the Engineer)	34,861,598	
3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	34,861,598	
5 Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	100%	

for **Patil Hiran Jajoo & Co.**
Chartered Accountants

Ganesh Kale
Partner
M. No. 151580
FRN. 120117W
Date: 29.09.2019
Place: Nashik

PATIL HIRAN JAJOO & CO. FIRM REG. NO. 120117W CHARTERED ACCOUNTANTS

Annexure II

Amount received in designated bank account of RERA (Canara Bank,College Road Branch, A/c No-8561201000264) for the period 01.04.2018 - 31.03.2019

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Received Amount during the Period 01.04.2018 to 31.03.2019
1	8	63.54	1,970,000
	Total	**63.54**	**1,970,000**

Amount Withdrawn from RERA registered Bank Account from 01.04.2018 to 31.03.2019 is Rs.19,04,015/-

PATIL HIRAN JAJOO & CO. FIRM REG. NO. 120117W CHARTERED ACCOUNTANTS