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: 24.09.2022

To,
Sandeep Kanakmal Jain,
Partner,
Shantai Developers,
5b, Pushpam apartment,
Trimbak road, Dallubhai Patel colony,
Near milk dairy,
Nashik- 422005.

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by **Shantai Developers** for the project **"Shree Samarth Krupa Co Op Housing Society Ltd"** for the period from **01.04.2020 to 31.03.2021** with respect to MahaRERA Regn. Number: **P51600013315.**

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 **Shantai Developers** for the period ended **31st March 2021** and hereby certify that:

RSPH & ASSOCIATES * FR No.3013N * Chartered Accountant

A. Deposits:

Sr. No	Particulars	For this Fiscal Year F Y 2020-21	Total for this project till date i.e. 31.03.2021
1	Total amount collected from allottees	8,79,300.00	1,35,61,300.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	6,15,510.00	94,92,910.00
4	Total amount deposited in the Designated Bank Account	8,79,300.00	1,34,01,300.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	99%
6	Shortfall / Excess deposit (3-4)	(2,63,790.00)	(39,08,390.00)

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, deposited in the Designated RERA Bank Account? : Yes.

If No, please mention the amount not deposited.

B. Withdrawals:

Sr.no	Particulars	For this Fiscal year F Y 2020-21 DCB Bank A/c No. 09523900000028	Total for this project till date i.e. up to 31.03.21 DCB Bank A/c No.09523900000028
1	Opening Balance of Designated Bank Account	0.00	0.00
2	Total Deposits	9,90,000.00	1,40,82,000.00
3	Total amount withdrawn	9,90,000.00	1,40,82,000.00
4	Closing Balance	0.00	0.00

RSPH & ASSOCIATES FR No.3013N Chartered Accountant

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): No

If No, Please provide the below details: - The details of excess withdrawal during the F Y 2020-21 are as follows:

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals (Rs)
1	31-01-2021	2,97,000.00
2	15-02-2021	6,93,000.00

C. **Utilization:**

We certify that, the **Shantai Developers** 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 **Shantai Developers** 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

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	utilization, we have relied on the expenditure as per books of accounts produced before us 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.

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

RSPH & ASSOCIATES
FR No.3013N
Chartered Accountant

CA Paresh P. Sabadra
Partner
M.No.119544
UDIN:22119544AUVTAT9293
Date:24.09.2022
Place: Nashik

Agreed and accepted by:
SHANTAI DEVELOPERS

PARTNER

Signature of Promoter
Name: Sandeep kanakmal Jain
Designation: Partner
Date:24.09.2022