

• R S P H & Associates

Chartered Accountants

Office No.48, 5th Floor JITO Business Bay, Near Kotak Mahindra Bank,
Opp. Hotel Sandip Mahamarg, Mumbai Naka, Nashik 422002.



FORM 5

[See Regulation 4]

Annual Report on Statement of Accounts

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 30.12.2022

To,
The Partners,
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 **01.04.2021 to 14.03.2022** [Till the date of Completion Certificate] with respect to Maha RERA 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 **14th March 2022** and hereby certify that:



A. Deposits:

Sr. No	Particulars	For the period from 01.04.21 to 14.03.22	Total for this project till date i.e., 14.03.2022
1	Total amount collected from allottees	Nil	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)	Nil	94,92,910.00
4	Total amount deposited in the Designated Bank Account	Nil	1,34,01,300.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	Nil	99%
6	Shortfall / Excess deposit (3-4)	Nil	(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? N.A. since there are no collections from customers during the period from 01.04.21 to 14.03.22.

If No, please mention the amount not deposited-N.A.

B. Withdrawals:

Sr.no	Particulars	For the period from 01.04.21 to 14.03.22 DCB Bank A/c No. 09523900000028	Total for this project till date i.e. up to 14.03.22 DCB Bank A/c No.09523900000028
1	Opening Balance of Designated Bank Account	Nil	0.00
2	Total Deposits	Nil	1,40,82,000.00
3	Total amount withdrawn	Nil	1,40,82,000.00
4	Closing Balance	Nil	0.00

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): N.A. since there are no collections from customers during the period from 01.04.21 to 14.03.22.

C. Utilization:

We certify that **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 utilization, we have relied on the completion certificate obtained from Nashik Municipal Corporation dated 14 th March, 22 as produced by the management of entity. The copy of the same is attached herewith.

Yours faithfully,

For RSPH and Associates
Chartered Accountants
FRN: 003013N



Pabdra

CA Paresh P. Sabadra
Partner
M.No.119544
UDIN: 22119544BGLRPC9854
Date: 30.12.2022
Place: Nashik

Agreed and accepted by:

Sandeep Kanakmal Jain

Signature of Promoter
Name: Sandeep kanakmal Jain
Designation: Partner
Date: 30.12.2022