



FORM 5
[See Regulation 4]
Annual Report on Statement of Accounts
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 08.06.2022

To,
Mr. Shital Sumatilal Shah,
Partner.
S.M.Enterprises,
Rachit Classic Appt,
Kulkarni Baug Lane No. 2,
Opp. BYK College, College Road,
Nashik, Maharashtra-422005

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by **S. M. Enterprises** for the project "**RACHIT KALPATARU**" for the period from **01.04.2020 to 16.09.2020** with respect to MahaRERA Regn. Number **P51600016974**.

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 **S. M. Enterprises** for the period **01.04.2020 to 16.09.2020** and hereby certify that:



A. Deposits:

Sr. No	Particulars	For this Fiscal Year For the Period 01.04.2020 to 16.09.2020	Total for this project till date i.e. up to 16.09.20
1	Total amount collected from allottees	4,84,09,750.00	19,44,60,311.00
2	%of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act(1*2)	3,38,86,825.00	13,61,22,217.70
4	Total amount deposited in the Designated Bank Account	4,84,09,750.00	19,38,04,811.00
5	%of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	99.66%
6	Shortfall / Excess deposit (3-4)	(1,45,22,925.00)	(5,76,82,593.30)

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 the Period from 01.04.2020 to 16.09.2020 HDFC A/c No. 50200030506063	Total for this project till date i.e. up to 16.09.20 HDFC A/c No. 50200030506063
1	Opening Balance of Designated Bank Account	20,370.00	0.00
2	Total Deposits	5,05,68,750.00	20,77,56,411.00
3	Total amount withdrawn	5,04,47,970.00	20,76,15,261.00
4	Closing Balance	1,41,150.00	1,41,150.00



Reconciliation between Total Deposit in Bank and Deposit considered in Table A above.

Particulars	Amount (Rs)
Total Deposit in Designated Bank Account	5,05,68,750.00
Less: Amount refunded to customer	14,09,000.00
Less: Self-funds deposited	2,80,000.00
Less: Maintenance Fund deposited in A/c	4,70,000.00
Total amount deposited in the Designated Bank Account as per Table A above	4,84,09,750.00

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.

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 **S. M. Enterprises** 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 S. M. Enterprises 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. However, it is not possible for us to verify the end use of funds withdrawn from designated bank



	account on one-to-one basis since the requisite record for such verification is not available with us. But while certifying on 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 required to be deposited in a separate bank account till the end of financial year on cumulative basis.
4.	The promoter has obtained occupancy certificate from Nashik Municipal Corporation dated 16/09/2020 and the same is attached herewith.

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

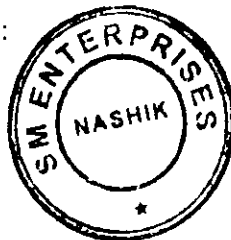




CA Paresh P. Sabadra
Partner
M.No.119544
UDIN: 22119544AKOLF04237
Date: 08.06.2022
Place: Nashik

Agreed and accepted by:





Signature of Promoter
Name: Shikha S. Shah
Designation: Partner
Date: 08.06.2022





**Nashik Municipal Corporation
OCCUPANCY CERTIFICATE**

Application No. **NMC/TPD/Nashik/OC/1565/2020**

Application Date: **27 July, 2018**

Date : **16/09/2020**

Permission No./OC	LND/OC/Nashik/DCR/0505/2020	Occupancy Issued Date:	16 September, 2020
Building Permit No:	LND/BP/Nashik/DCR/0074/2018	Building Permit Date:	28 March, 2018
Ref:	Building Commencement Notice submitted by the Applicant		27 July, 2018
	Building Completion Notice submitted by the Applicant		26 July, 2020
	CSC Occupancy No.	NMC/TPD/Nashik/OC/1565/2020	

The Owners/Builder/Developer /Licensed Architect/Engineer / Structural Engineer have given the Building Completion Notice that the building has been completed as per the specifications of Sanctioned Plans and it is declared that the building conforms in all respects to the requirements of the building regulations contained under the statutory provisions in the respective Municipal Act and Building Bye Laws/Rules issued by the Govt.

This is to certify that the building has been inspected and is declared fit for occupation.

A	NAME OF THE OWNER/Developer		M/s. S. M. Enterprises Partnership Firm		
B	LOCATION OF THE PROPOSED SITE				
1	Plot No.	1B	2.Survey No.	807/1/2/5 to 7	
3	District	Nashik	4.Village	Nashik	
5	Division	Nashik East	6.Town/ City	Nashik	
C	DETAILS OF THE COMPLETED BUILDING				
1	Building Permit / Permission No.		LND/BP/Nashik/DCR/0074/2018	Building Permit / Permission Date	28 March, 2018
2	a	Due date for completion of the building		28 March, 2022	
	b	Date on which completion notice submitted		26 July, 2020	
	c	Whether it is completed within the stipulated time		YES	
	d	If No, to collect the Fine Rs(13200/-) for Revalidation /Revised Charges as per the NMC Act as per the rules in force			
3	Site Area (m2)	As per Documents	As per submitted Plan	Road Widening Area	Net Area
		0.00	0.00	0.00	2,500.00
D	BUILDING WISE DATA				
Building Name			Building Name Rachit Kalptaru		
4	No. of Floors		Cellar + Stilt	Ground +Upper Floors	
	a	As per Sanctioned Plan	0Cellar+1 Stilt	1Ground Floor + 12Upper Floor	
	b	As per Completed Building Plan	0Cellar+1 Stilt	1Ground Floor + 12Upper Floor	
5	Use of the Building				
	a	As per Sanctioned Plan	Residential		
	b	As per Completed Building Plan	Residential		
6	Floor Area (m2)				
	a	As per Sanctioned Plan	5618.02		
	b	As per Completed Building Plan	5618.02		
7	i) Parking Area (m2)			ii)Tot -lot area (m2)	
	a	As per Sanctioned Plan	0	2500	
	b	As per Completed Building Plan	0	2500	

Setbacks(m)		Front	Rear	Side-1	Side-2
8	a	As per Sanctioned Plan	9.00	8.85	8.85
	b	As per Completed Building Plan	9.00	8.85	8.85
	c	Extent of deviation in %	0.00	0.00	0.00
	d	Fine Paid Rs() as per the NMC Act, as per rules in force			
9	Height (m)				
	As per Sanctioned Plan		41.85		
	As per Completed Building Plan		41.85		
10	RWH(Rain Water Harvesting)				
	As per Sanctioned Plan		1		
	As per Completed Building Plan		1		

Yours faithfully,

Document certified by
RAJENDRA VINAYAK
AHER.

Organization : NASHIK
MUNICIPAL CORPORATION
Designation : Executive
Engineer
Date : 16-Sep-2020 17: 19:17
Certificate : FD/30E

Executive Engineer
Nashik Municipal Corporation

Copy to:

1. The Addl. Commissioner (Fin.), NMC .
2. The Zonal Commissioner, NZ, NMC .
3. The Dy. Commissioner, Circle No.-, NMC with a request for assessment of PT / VLT upto date.
4. The Asst. City Planner, Circle No.-, NMC .
5. The Sub-Registrar, _____ with a request to release the mortgaged area.
6. The Addl. Commissioner (Revenue), NMC with a request for assessment of property tax at once from the date of issue of O.C.