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: 01.01.2024

To,
Mr. Indrajeet Nanasaheb Chavan,
(Partner),
Shree Balaji Developers,
Plot No. 3 & 4, Survey No.721,
Pnt Square, Trimbak Road,
P & T Colony, Nashik,
Maharashtra-422005.

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by **"Shree Balaji Developers"** for the project **"The Hub B Wing"** for the period from **01.04.2022 to 31.03.2023** with respect to MahaRERA Regn Number **P51600018129.**

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 **Shree Balaji Developers** for the period ended **31.03.2023** and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal Year F. Y. 2022-23	Total for this project till date i.e. 31.03.2023
1	Total amount collected from allottees	82,25,000.00	Amount Collected before RERA Registration Rs.4,46,428.58 + Amount Collected after RERA Registration Rs.6,68,84,858.26/- Total Rs.6,73,31,286.84/-
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	57,57,500.00	4,68,19,400.78
4	Total amount deposited in the Designated Bank Account	0.00	3,65,47,571.48
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	0%	54.64%
6	Shortfall / Excess deposit (3-4)	57,57,500.00	1,02,71,829.30

Notes: The promoters has received advance from customers amounting to Rs.4,46,428.58 before RERA Registration i.e. 10.10.2018

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? : No

If No, please mention the amount not deposited.

Rs.57,57,500/- was deposited in other than Designated Bank A/c during the Financial Year 2022-2023.

B. Withdrawals:

Sr. No.	Particulars	For this Fiscal Year F. Y. 2022-23 Dena Bank 11590	Total for this project till date i.e. up to 31.03.2023 Dena Bank 11590
1	Opening Balance of Designated Bank Account	578.75	0.00
2	Total Deposits	0.00	3,72,14,000.00
3	Total amount withdrawn	0.00	3,72,13,421.25
4	Closing Balance	578.75	578.75

Note:

1. As per books of accounts produced before us there are no any transactions in RERA designated bank account during the financial Year 2022-23.
2. Funds not related to collection from customers are also deposited in RERA designated bank account till 31.03.2023.

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: -

-Promoter has collected amount from customers in other than designated bank account in which other funds are also deposited, therefore it is not possible to us to report date wise excess withdrawals.

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
-	-	-

C. Utilization:

We certify that, the **Shree Balaji Developers** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

(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 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.)

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 **Shree Balaji 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.	The promoter has obtained occupancy certificate dated 13.06.2023, copy of the same is attached herewith

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

Paresh Prakash Sabadra
Digitally signed by Paresh Prakash Sabadra
Date: 2024.01.01 19:14:02 +05'30'

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

CA Paresh P. Sabadra
Partner
M.No.119544
UDIN: 24119544BJZWJA7669
Date: 01.01.2024
Place: Nashik

Agreed and accepted by:
SHREE BALAJI DEVELOPERS

PARTNER

Signature of Promoter
Name: Indrajeet Chavhan
Designation: Partner
Date: 01.01.2024

नाशिक महानगरपालिका, नाशिक ARCNO-E23-3F

इमारत वापराचा दाखला

(पूर्ण/~~अपूर्ण~~:)

No. 31646

जावक क्र./ननिवि/ओ७/३७६६६
दिनांक :२३/०६/२०२३

श्री./श्रीमती ~~श्री रेखीव पी सुपेकर व श्री रघुनाथ टी शिंदे तर्फे निशाम डेव्हलपर्से प्रा.लि तर्फे~~ प्रकल्पाचा ठिकाण व पत्ता : मयुर कचारे (देशमुख) व इतर श्री बालाजी डेव्हलपर्से तर्फे श्री पंकज परशराम पुरीपा व इतर.

संदर्भ : आपला दिनांक २८/१२/२०२२ चा अर्ज क्रमांक ~~ओ७/ओसी/१६३~~

महाशय,

दाखला देण्यात येतो की ~~नाशिक PS III~~ शिवारातील / सि.स.नं., स. नं. ७३३/२अ/५/१०/१२ प्लॉट नं. ५२+५३ अं.भू.क्र. ~~[illegible]~~ १८७ मधील इमारतीच्या बेसमेन्ट+गांऊड+रीलथ+सहामजले मजल्याचे इकडील बांधकाम परवानगी क्र. ओ७/३७/५१२७ दिनांक ०७/०१/२०१८ अन्वये दिल्याप्रमाणे आर्किटेक्ट/~~इंजि./~~ ~~सुपरवायझर~~, श्री. विरल वाघुंत. रजिस्ट्रेशन क्र. सीए/२००५/३६६९९ यांचे निरिक्षणाखाली पूर्ण झाली असून ~~निवासी~~/निवासेत्तर/~~शैक्षणिक~~/ निवासेत्तर कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) एकूण बांधकाम क्षेत्र २५१९.२७ चौ.मी. या पैकी निवासी — निवासेतर २५१९.२७ चौ.मी.

२) एकूण चटई क्षेत्र २६७८.१९ चौ.मी. या पैकी निवासी — निवासेतर २६७८.१९ चौ.मी.

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

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

३) व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. ७००२१०७८

४) अग्निशमन विभागाचा अंतिम दाखला क्रमांक : NMC/Fire/WS III/comm/04/2023 Date-23/6/2023

५) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक :

६) घरपट्टी आकारणी कारणेकामी संबंधित विभागात संपर्क साधावा.

७) नपालठिरक-१२५६६, मिच फी-१६०००, विनापरवाना वापर रक-६००० विनापरवाना बांधकाम-५०००, नुतनीकरण रक-४३५०, ईडब्लीपी-९५६५६ पा.ह-२५६/पि-२३/६/२०२३, ईडीपी-१०००१०६ पा.ह-२५६९/पि-२३/६/२०२३

कार्यकारी अभियंता
नगर नियोजन विभाग
नाशिक महानगरपालिका, नाशिक