



SPARC AND ASSOCIATES

Chartered Accountants

Flat No. 3, Teerthraj Apartment, Besides Sarvajanik Vachanalaya, Govind Nagar, Nashik - 422009

Mail ID: akshaykumarmutha16@gmail.com

Mobile No. : 9422293125

FORM 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 07-01-2025

To,
Shweta Infrastructure and Housing India Private Limited
Office : Samraat Headquarters, A33, 7th Lane,
Satpur MIDC Road, Nashik, Maharashtra 422007

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Shweta Infrastructure and Housing India Private Limited for the period from 01.04.2023 to 31.03.2024 with respect to Project Samraat Apna Ghar Phase-II, MahaRERA Regn. Number P51600020657

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. I have obtained all necessary information and explanation from the Management of company, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.

3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of Shweta Infrastructure and Housing India Private Limited for the year ended 31.03.24 and hereby certify that:

A) Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Total amount collected from allottees	16,74,34,727	49,29,69,598
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	11,72,04,309	34,50,78,719
4	Total amount deposited in the designated Bank Account	12,00,86,548	36,75,70,609
5	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	72%	75%
6	Shortfall/(Excess) Deposit (3-4)	-28,82,239	-2,24,91,890

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.
Agreement value is considered for the said reporting.



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?

Ans: Subject to verification, an amount of ₹45,15,381/- for FY 2023-24 appears to have been under-deposited in the designated RERA account on an allottee-wise basis compared to the amount required to be deposited. However, based on the information and explanations provided by the management, this amount has been utilized exclusively for the said project. Furthermore, the shortfall has been adjusted against the surplus amounts deposited in the designated account by other allottees, which exceeded their respective agreement values. On a gross basis, considering the overall deposits instead of allottee-wise segregation, it is observed that the total amount deposited in the designated account exceeds the required amount.

B) Withdrawals:

A/c No: 18205005657				A/c No: 187205001155	
Sr. No.	Particulars	For this Fiscal Year	Total for this project till date	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	6,48,200	-	-	-
2	Total Deposits	12,21,82,663	91,60,76,017	12,51,56,350	20,89,52,198
3	Total amount withdrawn	12,24,85,535	91,57,30,688	12,01,44,452	20,39,40,300
4	Closing Balance	3,45,329	3,45,329	50,11,898	50,11,898

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?

Ans: Yes. As per CA certification produced before us for verification

C) Utilisation:

I certify that, **Shweta Infrastructure and Housing India Private Limited** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D) Any Qualification /Observation:

1. I have conducted my 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. I confirm my compliance to all such applicable pronouncements and with the ethical requirements of Code of Ethics issued by the Institute of Chartered Accountants of India.

2. It is primary responsibility of management of Shweta Infrastructure and Housing India Private Limited to prepare, produce and maintain all accounting and other relevant supporting records and documents required for 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 verify end use of funds withdrawn from designated bank account on one-to-one basis since the requisite record for such verification is not available. But while certifying on utilization, I have relied on the expenditure as per books of accounts produced before me 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.



4. Bank Account No.: 018205005659 (100%) and 018205005659 (70%) is a RERA Designated account for two Projects namely Samraat Apna Ghar Phase-II(P51600020657) and Samraat Apna Ghar Phase-I (P51600020299). Total amount deposited in the designated Bank Account reported in Table A is relating to Apna Ghar Phase-II only and Total Deposits reported in Table B relating to withdrawal is relating to both the projects . This is because table B is to be reported based on movement of funds in bank.

5. During the mid of FY 2022-23, the promoters of the project have changed their RERA Designated bank account from 018205005659 (100%) and 018205005659 (70%) to 187205001153 (100%) and 187205001155(70%). For reporting purpose in table A and Table B both the bank accounts have been taken into consideration .

Chartered Accountants

S P A R C AND ASSOCIATES
CHARTERED ACCOUNTANTS

39 Mutha

CA. AKSHAYKUMAR RAJESH MUTHA
PARTNER

MEM. NO. 198625

FRN: 148129W

UDIN: 25198625BM/BMY9627

Agreed and Accepted by:

For Shweta Infrastructure and Housing India Private Limited



[Handwritten signature]



Director

Name: Mr. Sujoy Jayanti Gupta

Date: 07-01-2025