



M/s Pratik D. Jain & Associates

Chartered Accountants

Office No. 7, Madhumalati Market, Above HDFC ATM, Sarda Circle, Nashik-422001.

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Mob: 8999584256

FORM 5

[See Regulation 4]

Annual Report on Statement of Accounts

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 28.02.2024

To,
The Partners,
Shinde and Shinde
Flat No. 01, Sonika Housing Society,
Sharanpur Road, New Pandit Colony,
Rajiv Gandhi Bhavan,
Nashik-422002.

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by Shinde and Shinde for the project "**Riviera Tower**" for the period from 01.04.2022 to 31.03.2023 with respect to MahaRERA Reg. Number: P51600022772.

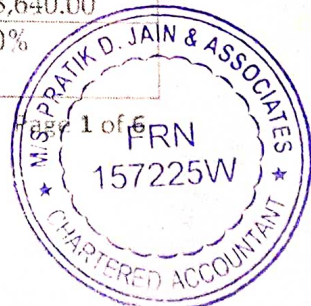
1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

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

3. I/ We hereby confirm that, I/we have examined the ~~prescribed registers~~, books and documents, and the relevant records of Shinde and Shinde for the period ended 31st March 2023 and here by certify that:

A. Deposits:

Sr.no	Particulars	For this Fiscal Year FY 2022-23	Total for this project till date i.e., 31.03.2023
1.	Total amount collected from allottees	1,82,16,000.00	3,88,78,640.00
2.	%of amount to be deposited as per act	70%	70%



3.	Amount to be deposited as per act(1*2)	1,27,51,200.00	2,72,15,048.00
4.	Total amount deposited in the Designated Bank Account	1,78,86,000.00	3,76,25,640.00
5.	%of Amount deposited in Designated Bank Account [(4)/(1)*100]	98.19%	96.78%
6.	Shortfall / Excess deposit (3-4)	(51,34,800.00)	(1,04,10,592.00)

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-N.A.

B. Withdrawals:

Sr.no	Particulars	For this Fiscal year FY 2022-23	Total for this project till date i.e., up to 31.03.2023
1.	Opening Balance of Designated Bank Account	14,553.04	-
2.	Total Deposits	1,95,22,612.00	3,96,32,252.00
3.	Total amount withdrawn	1,89,90,445.89	3,90,85,532.85
4.	Closing Balance	5,46,719.15	5,46,719.15

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

Particulars	Amount (Rs)
Total Deposit in Designated Bank Account	1,95,22,612.00
Less: Payment issued to vendor and reversal	20,000.00
Less: Not related to project	16,16,612.00
Total amount deposited in the Designated Bank Account as per Table A above	1,73,86,000.00

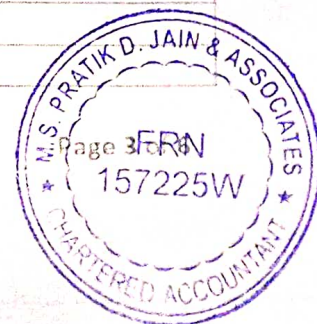
As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period? (Yes / No): No. However, as per contention of the promoter the funds are utilized on the project only.

If No, Please provide the below details: -

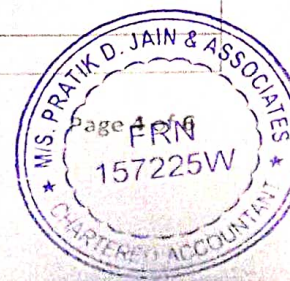
Sr. No	Date of withdrawal	Amount of Excess Withdrawals (Rs)
1	30-Aug-22	5,00,000.00
2	30-Aug-22	2,00,000.00
3	30-Aug-22	50,000.00
4	14-Sep-22	1,50,000.00
5	21-Sep-22	14,400.00
6	21-Sep-22	30,000.00
7	23-Sep-22	50,000.00
8	23-Sep-22	10,000.00



9	03-Oct-22	1,50,000.00
10	06-Oct-22	15,000.00
11	06-Oct-22	20,000.00
12	06-Oct-22	10,000.00
13	13-Oct-22	32,000.00
14	21-Oct-22	2,75,000.00
15	27-Oct-22	5,00,000.00
16	01-Nov-22	20,000.00
17	04-Nov-22	7,00,000.00
18	05-Nov-22	2,00,000.00
19	05-Nov-22	1,50,000.00
20	05-Nov-22	32,500.00
21	07-Nov-22	15,000.00
22	07-Nov-22	10,000.00
23	07-Nov-22	20,000.00
24	07-Nov-22	6,100.00
25	07-Nov-22	50,000.00
26	09-Nov-22	75,000.00
27	10-Nov-22	13,000.00
28	11-Nov-22	23,000.00
29	11-Nov-22	2,00,000.00
30	16-Nov-22	3,00,000.00
31	16-Nov-22	3,00,000.00
32	16-Nov-22	5,000.00
33	16-Nov-22	20,000.00
34	16-Nov-22	3,500.00
35	19-Nov-22	80,000.00
36	19-Nov-22	1,00,000.00
37	19-Nov-22	1,00,000.00
38	22-Nov-22	15,000.00
39	22-Nov-22	15,000.00
40	22-Nov-22	10,000.00
41	22-Nov-22	20,000.00
42	22-Nov-22	1,00,000.00
43	23-Nov-22	65,000.00
44	23-Nov-22	2,00,000.00
45	25-Nov-22	11,000.00
46	25-Nov-22	10,000.00
47	25-Nov-22	20,000.00
48	25-Nov-22	50,000.00
49	25-Nov-22	21,813.00
50	25-Nov-22	30,000.00
51	25-Nov-22	40,000.00
52	30-Nov-22	5,00,000.00
53	03-Dec-22	5,00,000.00
54	06-Dec-22	1,50,000.00
55	06-Dec-22	1,00,000.00



56	07-Dec-22	1,00,000.00
57	07-Dec-22	4,00,000.00
58	07-Dec-22	20,000.00
59	07-Dec-22	10,000.00
60	07-Dec-22	90,000.00
61	09-Dec-22	40,000.00
62	14-Dec-22	1,00,000.00
63	14-Dec-22	10,000.00
64	14-Dec-22	5,000.00
65	14-Dec-22	17,500.00
66	14-Dec-22	8,77,500.00
67	21-Dec-22	2,20,000.00
68	21-Dec-22	15,000.00
69	21-Dec-22	15,000.00
70	21-Dec-22	15,000.00
71	21-Dec-22	1,00,000.00
72	21-Dec-22	4,000.00
73	21-Dec-22	4,500.00
74	21-Dec-22	12,000.00
75	21-Dec-22	30,000.00
76	21-Dec-22	9,000.00
77	21-Dec-22	10,000.00
78	22-Dec-22	50,000.00
79	22-Dec-22	5,000.00
80	22-Dec-22	15,000.00
81	22-Dec-22	18,500.00
82	22-Dec-22	1,00,000.00
83	23-Dec-22	50,000.00
84	23-Dec-22	15,000.00
85	23-Dec-22	15,000.00
86	23-Dec-22	50,000.00
87	28-Dec-22	85,000.00
88	28-Dec-22	65,000.00
89	29-Dec-22	50,000.00
90	29-Dec-22	2,50,000.00
91	29-Dec-22	20,000.00
92	29-Dec-22	1,00,000.00
93	29-Dec-22	15,000.00
94	29-Dec-22	15,000.00
95	04-Jan-23	25,000.00
96	04-Jan-23	30,000.00
97	04-Jan-23	70,000.00
98	04-Jan-23	10,000.00
99	04-Jan-23	10,000.00
100	13-Jan-23	40,000.00
101	13-Jan-23	50,000.00
102	30-Jan-23	3,00,000.00



103	30-Jan-23	50,000.00
104	30-Jan-23	1,50,000.00
105	31-Jan-23	2,00,000.00
106	31-Jan-23	20,000.00
107	31-Jan-23	20,000.00
108	31-Jan-23	20,000.00
109	01-Feb-23	81,000.00
110	01-Feb-23	15,000.00
111	02-Feb-23	8,500.00
112	06-Feb-23	1,50,000.00
113	06-Feb-23	1,00,000.00
114	06-Feb-23	1,50,000.00
115	08-Feb-23	1,30,000.00
116	08-Feb-23	15,000.00
117	08-Feb-23	35,000.00
118	08-Feb-23	50,000.00
119	08-Feb-23	20,000.00
120	10-Feb-23	10,000.00
121	10-Feb-23	1,00,000.00
122	13-Feb-23	2,00,000.00
123	15-Feb-23	1,30,000.00
124	15-Feb-23	70,000.00
125	15-Feb-23	35,000.00
126	15-Feb-23	20,000.00
127	15-Feb-23	50,000.00
128	15-Feb-23	5,000.00
129	20-Feb-23	50,000.00
130	21-Feb-23	1,82,000.00
131	01-Mar-23	1,20,000.00
132	02-Mar-23	2,00,000.00
133	28-Mar-23	85,000.00
134	28-Mar-23	10,000.00
135	28-Mar-23	50,000.00
136	28-Mar-23	9,596.00
137	28-Mar-23	2,00,000.00
138	28-Mar-23	20,000.00
139	28-Mar-23	34,295.00

C. Utilization:

I/We certify that, the **Shinde and Shinde** 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 Shinde and Shinde 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.

Yours faithfully,

CA Pratik D. Jain

Chartered Accountant



CA Pratik D. Jain

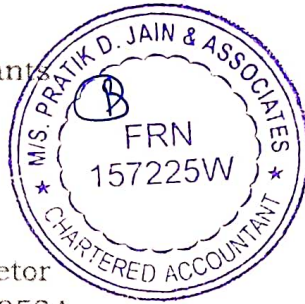
Designation: Proprietor

Membership No. 610534

UDIN: 24610534BKAI1P7845

Date: 28.02.2024

Place: Nashik



Agreed and accepted by:

For, Shinde and Shinde




Name: Shashikant Raoji Shinde

Designation: Partner

Date: 28.02.2024

Place: Nashik