

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: 03.05.2025

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 **01.04.2023 to 31.03.2024** 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. 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 **Shinde and Shinde** for the period ended **31st March 2024** and here by certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal Year F. Y. 2023-24	Total for this project till date i.e., 31.03.2024
1.	Total amount collected from allottees	3,89,20,700.00	7,77,99,340.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	2,72,44,490.00	5,44,59,538.00
4.	Total amount deposited in the Designated Bank Account	3,89,20,700.00	7,65,46,340.00
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	98.39%
6.	Shortfall / Excess deposit (3-4)	(1,16,76,210.00)	(2,20,86,802.00)

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-Not Applicable

B. Withdrawals:

Sr. no	Particulars	For this Fiscal year F. Y. 2023-24 Punjab National Bank-A/c No.: 036002900000037	Total for this project till date i.e., up to 31.03.2024 Punjab National Bank-A/c No.: 036002900000037
1.	Opening Balance of Designated Bank Account	5,46,719.15	0.00
2.	Total Deposits	3,97,74,627.00	7,94,06,879.00
3.	Total amount withdrawn	3,98,23,447.20	7,89,08,980.05
4.	Closing Balance	4,97,898.95	4,97,898.95

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

Particulars	Amount (Rs.)
Total Deposit in Designated Bank Account	3,97,74,627.00
Less: Amount returned for booking cancellation	6,00,000.00
Less: Other deposits	2,53,927.00
Total amount deposited in the Designated Bank Account as per Table A above	3,89,20,700.00

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 (Rs.)
1	Not Applicable	Not Applicable

C. Utilization:

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.
3.	Amount collected from customers & amount deposited in designated bank account up to 31.03.2023 is taken as per previous Form-5 uploaded on RERA web portal.

Yours faithfully,

For RSPH and Associates

Chartered Accountants

FRN: 003013N

Paresh

Digitally signed
by Paresh

Prakash

Prakash Sabadra

Sabadra

Date: 2025.05.03
18:18:42 +05'30'

CA Paresh P. Sabadra

Partner

M.No.119544

UDIN: 25119544BMFYLV7842

Date: 03.05.2025

Place: Nashik



Agreed and accepted by:
For, Shinde and Shinde



Name: Shashikant Raoji Shinde

Designation: Partner

Date: 03.05.2025

Place: Nashik