



ANNUAL REPORT ON STATEMENT OF ACCOUNTS under RERA Act

(Refer 3rd proviso to sec 4(2)(I)(D) of RERA Act)

To

Swagat Property Developers

Swagat Heights, Behind Ritu Paradise Phase II,

Hatkesh, Mira Road East, Thane - 401107.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Swagat Property Developers for the period from 01/04/2017 to 31/03/2018 with respect to RERA Regn. Number P51700008280

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra State Real Estate (Regulation and Development) 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 of Accounts and documents* and the *relevant records* of M/s Swagat Property Developers for the period ended 31st March 2018 and hereby certify that:

i. M/s.Swagat Property Developers have completed 95% of the project titled Swagat Heights RERA Regn.No.P51700008280 dated 18/08/2017 located at Survey No. 77, Hissa No. 1 & 2 Village Ghodbunder, Taluka Thane

ii. **Amount collected** from Allottees during the year ended 31/03/2018 for this project is Rs. 5,94,95,836/- and amounts collected from Allottees from inception of project to till date (i.e., 31/03/2018) is Rs.29,64,26,084/-

iii. **Amount withdrawn** during the year for this project from Project Bank Account is Rs. 4,72,01,889/- and total amount withdrawn from inception to till date from Project Bank Account is Rs. 4,72,01,889/-

4. I/We certify that, I/we have considered the various professional certificates i.e., Chartered Accountant Certificates, Engineer Certificate, Architect Certificates issued from time to time for withdrawal of money based on % of completion of work.

5. I/We certify that the Swagat Property Developers has utilized the amounts collected for "Swagat Heights" project only for this project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

Observation and Qualification of CA –

NIL

Or

- Promoter of the project has withdrawn in excess of eligible amount from Project Bank Account Rs. NA
 - Promoter of the project has not utilized (diverted) the monies drawn from Project Bank Account Rs. NA
- This certificate has been issued on basis of financial statements prepared by Tax Auditor CA Mayur Desai.

For Malkani And Associates
Chartered Accountants



(Prop. CA Rehana Malkani)
Shop No 20, D.R. 2, Juhu C.H.S.
MMRDA Colony, Ram Mandir Road,
Oshiwara, Goregaon West,
Mumbai 400104

Place : Mumbai
Date : 15/10/2018

