



RANJEET B. SINGH RANA
B.COM, FCA

R. B. SINGH & ASSOCIATES

CHARTERED ACCOUNTANTS

Address :- Office No.208, Grohitam Premises Building, Sector - 19, APMC Market, Vashi, Navi Mumbai - 400 705.
Contact No.: 8080917772 E-mail : caranjeetrana@gmail.com

FORM 5
[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 30/09/2023

To,
Desai Constructions
Shop No.2, Soham Apartment,
Sant Ramdas Road, Mulund West, Mumbai - 400081

Subject: Report on Statement of Accounts on project fund deposits, utilisation and withdrawal by M/s Desai Constructions (Project : Sainath Heights) for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Registration Number P51700008556.

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) Rule, 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 documentations, and the relevant records of M/s Desai Constructions for the period ended 31/03/2023 and hereby certify that:

A. Deposits

Sl. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Total Amount collected from allottees	4,816,596	110,684,647
2	% of amount to be deposited as per act	70	70
3	Amount to be deposited as per act (1*2)	3,371,617	77,479,253
4	Total amount deposited in the Designated Bank Account	4,816,596	110,684,647
5	% of amount deposited in Designated Bank Account [(4) (1)*100]	100	100
6	Shortfall / Excess Deposit (3-4)	-1,444,979	-33,205,394





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Amount collected / deposited at Sr. 1 & 2, shall not include pass through cheque 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 specify the amounts not deposited. N.A.

B. Withdrawals

Sl. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Accounts	243,891	-
2	Total Deposits	4,816,596	110,684,647
3	Total amount withdrawn	4,948,951	110,573,111
4	Closing Balance	111,536	111,536

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)

If No, please provide the details below:

Sl. No.	Date of Withdrawal	Amount of Excess Withdrawn
	N.A.	

C. Utilisation

I / We certify that the M/s Desai Constructions has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act.

If No, please provide the details below:

Sl. No.	Date	Amount not utilised for the Project
	N.A.	





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D Any Qualifications / Observations of CA

Sl. No.	Particulars
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The above Information is given on the basis of certificate provide to me and to the best of my knowledge.

Yours Faithfully,

For
R. B. Singh & Associates
Chartered Accountants
FRN : 0137036W



Ranjeet B. Singh Rana
Membership No. 155938
Date: 30/09/2023
Place: Navi Mumbai
UDIN: 23155938BGGVPRI3919

Agreed and Accepted by

M/s Desai Constructions
Partner : Akhil Anil Desai

Date: 30/09/2023