



C. M. LAD & ASSOCIATES
CHARTERED ACCOUNTANTS

301, 3rd Floor, Manovi City Centre, Above Indian Overseas Bank, Near Gurudev Hotel,
R. P. Road, Kalyan (West) - 421 301. Dist. Thane, Maharashtra.

FORM 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 01/08/2023.

To,
M/s Shree Krupa Enterprises
Project Name: Tulsi Samarth
Shop No. 1 and 2, Tulsi Samarth,
Opp. Ayyappa Temple,
Gauri Pada Talav, Gauri Pada,
Kalyan (W) 421301

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by **M/s Shree Krupa Enterprises** for the period from **01st April, 2021 to 31st March, 2022** with respect to MahaRERA Registration Number **P51700009805**.

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 **M/s Shree Krupa Enterprises** for the period ended **31st March, 2022** and hereby certify that:

A. Deposits:

		For this Fiscal Year	Total for this Project till date
1.	Total amount collected from allottees	4,34,30,301	16,31,21,860
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	3,04,01,211	11,41,85,302
4.	Total amount deposited in the Designated Bank Account	2,92,84,844	11,12,45,677
5.	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	67.43	68.20
6.	Shortfall / ~~Excess deposit~~ (3-4)	11,16,406	29,39,625

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 / No)

If No, please mention the amount not deposited

B. Withdrawals

		For this Fiscal Year	Total for this project till date
1.	Opening Balance of Designated Bank Account	3,57,600	NIL
2.	Total Deposits	2,92,84,844	11,12,45,677
3.	Total amount withdrawn	2,74,51,628	10,90,54,861
4.	Closing Balance	21,90,816	21,90,816

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)

If No, Please provide the below details: -

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawals

C. Utilisation

I / We certify that, M/s Shree Krupa Enterprises 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: -

S.No.	Date	Amount not utilized for Project Cost

D. Any Observations of CA

1.	The promoter has already utilized required amount for construction from their own funds as well as from amount collected from allottees.
2.	The Project has 2 Wings viz. A wing and B Wing. A Wing's Occupancy Certificate / Completion Certificate was received on 17/02/2021, a collection of flat sale of A wing was directly taken in 30% Account. Therefore there is net short collection of Rs.11,16,406 during the FY 21-22. Hence, we recommend the promoter to regularize the short collection in RERA account during the following year.

Yours Faithfully,
For C. M. Lad and Associates



(Partner)
FRN: 123543W
UDIN: 23113803BG7VJLP5426

Agreed and accepted by:

M/s Shree Krupa Enterprises

Partner

Name: For Shree Krupa Enterprises
(Partner)

Date: 01/08/2023