M/s. Gaurav S. Rajpal & Co.
Chartered Accountants
901, Elite Towers, Sector-10, Kharghar - 410210
Mob: +91 9867776629 | E-mail: cagauravrajpal@gmail.com

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

To
M/s. Shraddha Landmark Private limited
301,Sai Heritage, Tilak Road,
Ghatkopar East,
Mumbai Suburban, Maharashtra-400077

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s. Shraddha Landmark Private limited f**or the period from **01/04/2022 to 31/03/2023** with respect to MahaRERA Regn Number **- P51800021957.**

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 this certificate.

3. We hereby confirm that we have examined the prescribed registers, books and documents and the relevant records of **M/s. Shraddha Landmark Private limited** for the period ended **31/03/2023** and hereby certify that:

A. Deposits:

S. No.	Particulars	Financial Year 2022-23	Till date i.e. (31/03/2023)
1	Total amount collected from allottees	21,45,53,014	61,02,90,831
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	15,01,87,109	42,72,03,582
4	Total amount deposited in the Designated Bank Account	12,02,17,778	37,69,86,964
5	% of amount deposited in the Designated Bank Account [(4)/(1)*100]	56.03%	61.77%
6	Shortfall/Excess deposit (3-4)	2,99,69,332	5,02,16,618

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? No, Refer Annexure A for Detailed Reconciliation.

If No, Please mention the amount not deposited.

B. Withdrawals:

S. No.	Particulars	Financial Year 2022-23	Till date i.e. (31/03/2023)
1	Opening Balance of Designated BankAccount	-	-
2	Total Deposits	12,02,17,778	37,69,86,964
3	Total Amount withdrawn	12,02,17,778	37,69,86,964
4	Closing Balance	0	0

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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 below details:-

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1		-

C. Utilisation:

We certify that, **M/s. Shraddha Landmark Private limited** 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
1	Refer note no. 3	-

D. Any Qualifications/Observations of CA:

1	The commencement date of the project is considered as per RERA Certificate issued by Maha RERA (i.e.25th August, 2019).
2	The Total funds collected from allottees have been derived from the unaudited books of accounts, as presented by the management of the promoter. On a comprehensive assessment of the promoter's books of accounts, it has come to light that the promoter is not adhering partially to the stipulation of maintaining a distinct Designated RERA Bank account for the project, as mandated by Section 4(2)(l)(D) of the Act.The promoter does partially maintain a Designated RERA Bank account for the project at AU Small Finance Bank, account number 1921234085396780, it has been noted that only receipts of Rs. 18,03,39,681/- during Financial Year 2022-23(and till date Rs. 54,28,49,498/-) has been deposited into 100% collection account, while all other customer advances are being received in the promoter's regular current accounts.

For M/s Gaurav S Rajpal & Co.
Chartered Accountant
FRN :-159009W

GAURAV SATISH RAJPAL
Digitally signed by GAURAV SATISH RAJPAL
Date: 2023.09.30 19:31:35 +05'30'

CA Gaurav S Rajpal
M.No. 618490
Date : 30-09-2023
Place: Navi Mumbai
UDIN :- 23618490BGZWRZ2852

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Annexure A		
FY 2019-20		
Sr.No	**Particulars**	**Shortfall / (Excess Deposit) -70%**
1	Other than customer receipts received in RERA 100%	(5,76,031)
2	Customer Receipts received in Current Account of Promoter	2,54,60,777
3	Pass through Charges (i.e Stamp Duty , GST, Others Charges)	(1,67,03,312)
4	TDS Receivable	24,42,458
5	Cancelled Flat receipts received in 100% Collection Account	(24,29,210)
6	Rounding OFF	5
Total		**81,94,687**

FY 2020-22		
Sr.No	**Particulars**	**Shortfall / (Excess Deposit) -70%**
1	Other than customer receipts received in RERA 100%	(7,071)
2	Customer Receipts received in Current Account of Promoter	2,95,36,452
3	Pass through Charges (i.e Stamp Duty , GST, Others Charges)	(1,77,49,278)
4	TDS Receivable	2,65,495
5	Customer receipts received in Other Project Bank Account	7,000
Total		**1,20,52,598**

FY 2022-2023		
Sr.No	**Particulars**	**Shortfall / (Excess Deposit) -70%**
1	Customer Receipts received in Current Account of Promoter	3,29,13,273
2	Pass through Charges (i.e Stamp Duty , GST, Others Charges)	(89,63,940)
3	Short when not tranfered from 100%	60,20,000
Total		**2,99,69,333**

Till date i.e. (31/03/2023) Shortfall/(Excess Deposit)	**5,02,16,618**