

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

To,
M/s. Shraddha Prime Projects Limited,

A-309 Kanara Business Central Premises CS Ltd
Link Road Laxmi Nagar Ghatkopar East Mumbai -400075.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Shraddha Prime Projects Limited (promoter of the project "Shraddha Paradise") for the period from 01/04/2024 to 31/03/2025 with respect to MahaRERA Regn Number - P51800052244.

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 **Shraddha Prime Projects Limited** (promoter of the project "Shraddha Paradise") for the period ended **31/03/2025** and hereby certify that:

A. Deposits:

S. No.	Particulars	Financial Year 2024-25	Till date i.e. (31/03/2025)
1	Total amount collected from allottees	66,86,63,048	88,03,20,304
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	46,80,64,134	61,62,24,213
4	Total amount deposited in the Designated Bank Account	37,89,14,843	43,39,60,181
5	% of amount deposited in the Designated Bank Account [(4)/(1)*100]	56.67%	49.30%
6	Shortfall/Excess deposit (3-4)	8,91,49,291	18,22,64,032

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. Refer Qualification Number 2.

B. Withdrawals:

S. No.	Particulars	Financial Year 2024-25	Till date i.e. (31/03/2025)
1	Opening Balance of Designated BankAccount	1	-
2	Total Deposits	37,89,14,843	43,39,60,181
3	Total Amount withdrawn	37,89,14,843	43,39,60,180
4	Closing Balance	1	1

Due to the partial maintenance of the RERA Bank account as outlined in the Act, it becomes difficult to establish whether all the withdrawals made from the RERA Bank Account during the year adhered to the withdrawal limit, as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting period.

If No, please provide the below details:-

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1	Refer Observation No. 3	

C. Utilisation:

We certify that, **Shraddha Prime Projects 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 Observation No. 3	

D. Any Qualifications/Observations of CA:

1	The project's commencement date is established in accordance with the RERA Certificate issued by MahaRERA, dated August 2nd, 2023.
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 partially adhering to the stipulation of maintaining a distinct Designated RERA Bank account for the project, as mandated by Section 4(2)(1)(D) of the Act. The promoter partially maintain a Designated RERA Bank account for the project at HDFC bank, account number 57500001128268, it has been noted that only receipts of Rs. 63,44,81,930/- has been deposited into 100% collection account, while all other customer advances are being received in the promoter's regular current accounts.
3	As per self-certification obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only. However, it is not possible for us to verify the end use of funds withdrawn from designated bank account on one-to-one basis since the requisite record for such verification is not available with us. But while certifying on utilization, we have relied on the expenditure as per books of accounts produced before us which shows that the expenditures incurred on the project are more than total amount collected till the end of the period on cumulative basis.

For M/s N B Sayed & Associates

Chartered Accountant

FRN :-161797W

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CA Nusrat Banu Sayed

M.No. 631662

Date : 04-03-2026

Place: Mumbai

UDIN :- 26631662SMSELO6709



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Shraddha Paradise

Annexure A (Reasons for Shortfall/(Excess Deposit) In Designated RERA Account.

Particulars	Financial Year 2024-25	Till date i.e. (31/03/2025)
	Shortfall / Excess Deposit (70%)	Shortfall / Excess Deposit (70%)
A. Other than Customer Receipts deposited in Master Collection Account.		
	(7)	(9)
Sub-Total(A)	(7)	(9)
B. Pass through Charges, Indirect Taxes adjusted against advances received in Master Collection Account		
	(6,99,54,999)	(8,79,55,722)
Sub-Total(B)	(6,99,54,999)	(8,79,55,722)
C. Receipts from Customer in Current Account		
	15,08,35,993	21,24,92,294
Sub-Total(C)	15,08,35,993	21,24,92,294
D. Other Reasons		
Tenant rent adjusted against the additional area cost.	-	5,08,65,539
Tax Deducted at source by customers on sale of Immovable property.	71,97,223	72,09,634
Receipts accepted in Master Collection account for units which were later cancelled.	(1,05,000)	(15,23,784)
Closing Balance of 100% Master collection account as on 31st March 2025 transferred to Designated RERA Bank Account in next Financial Year.	11,76,080	11,76,080
Sub-Total(D)	82,68,303	5,77,27,469
Total Shortfall / Excess Deposit (70%) (A+B+C+D)	8,91,49,291	18,22,64,032