



Musayab & Associates
Chartered Accountants

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Annexure F
FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
M/s. Shantprabha Co Operative Housing Society Limited,
Pahadi School Road No.2, Off Aarey Road,
Goregaon East, Mumbai 400 063.

30th September, 2024.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s. Shantprabha Co Operative Housing Society Limited ("The Promoter") for the period from 01/04/2023 to 31/03/2024 pertaining to the project Shantprabha Co Operative Housing Society Limited ("The Project") with respect to MahaRERA Registration Number P51800052544.

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 my opinion are necessary for the purpose this certificate.
3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of M/s. Shantprabha Co Operative Housing Society Limited for the period ended 31st March, 2024 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For the Fiscal Year	Total for this Project till date
1.	Total amount collected from allottees	1,40,42,461.00	1,40,42,461.00
2.	% of amount to be deposited as per act	100	100
3	Amount to be deposited as per act (1*2)	1,40,42,461.00	1,40,42,461.00
4	Total amount deposited in the Escrow/Designated Bank Account	1,40,42,461.00	1,40,42,461.00
5	% of Amount deposited in the Escrow/Designated Bank Account [(4)/(1)*100]	100	100
6	Shortfall/Excess deposit (3-4) (Note)	0.00	0.00

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

The required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Escrow/Designated RERA Bank Account

B. Withdrawals

		For the Fiscal Year	Total for this Project till date
1	Opening Balance of Escrow/Designated Bank Account		
2	Total Deposits	1,47,49,822.00	1,47,49,822.00
3	Total amount withdrawn	3,19,103.00	3,19,103.00
4	Closing Balance	1,44,30,719.00	1,44,30,719.00

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.

If No. Please provide the below details:-

	Date of Withdrawal	Amount of Excess Withdrawal
1.	NA	NA

C. Utilisation:

We certify that, the M/s. Shantprabha Co Operative Housing Society Limited has utilized the amounts withdrawn from Escrow/designated bank account towards the project cost only, as specified in the act.

If No. please provide the below details:-

S No.	Date	Amount not utilised for Project Cost
1.	NA	NA

C. Any Qualification / Observation of CA:

1.	As per Pre condition of Mumbai Central Co -Op Bank, Promotor has opened a Escrow account against the Loan. Here Escrow Account has been represented as Designated Rera Account. There is no Mis-appropriation of funds and each funds has been utilised for the development of the Self Redevelopment project.
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Yours Faithfully,
For Musayab & Associates
Firm Registration No - 138319W

Pravin
Pravin Musahib
Proprietor
Membership No - 159667
UDIN - 24159667BKCUMZ2052



Agreed and Accepted by
For Shantprabha Co Operative
Housing Society Limited.

SHANTPRABHA CHS LTD

Pravin
Treasurer

[Signature]
Secretary

[Signature]
Chairman
Authorised Signatory
(Member)

Date - 30/09/2024

Place - Mumbai