

R.G. Gundecha B.Com, L.L.B.F.C.A.
V.T. Buldeo B.Com, F.C.A.
V.M. Gundecha B.Com, F.C.A.

R. G.NAGARWALA & CO.
CHARTERED ACCOUNTANTS
B.J.BUTY BLDG., RANI JHAN SQ,
SITABULDI, NAGPUR – 440 012.
MAIL : vijaybuldeo@gmail.com

To
SHEWALKAR DEVELOPERS LIMITED
SHEWALKAR ARCADE, 4TH FLOOR,
W.H.C.ROAD, LAXMIBHAVAN SQUARE,
DHARAMPETH,
NAGPUR – 440010.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by [Promoter] for the period from 1st April 2018 to 31st March 2019 with respect to MahaRERA Regn. Number **P50500006543**

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 Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of **SHEWALKAR DEVELOPERS LTD** for the year ended 31st March 2019 and hereby certify that:
 - i. **M/S SHEWALKAR DEVELOPERS LIMITED** have completed 77% of the project titled **MULTANI APARTMENT** Maha RERA Regn No **P50500006543** located at **Mohan Nagar, Nagpur.**
 - ii. Amount collected during the year for this project is Rs. 4800000/- (Rs. Fourty Eight Lacs only) and amounts collected till date is Rs. 15800000/- (Rs. One Crores Fifty Eight lacs only)

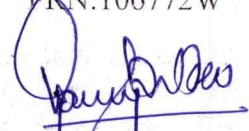


- iii. The project was commenced in financial year 2012-13 i.e. prior to applicability of Real Estate Regulation and Development) Act, 2016 . The promoter/developer has incurred the expenditure on project from own sources & by availing project loan from bank. The developer/promoter has deposited the bookings in their regular bank account as the booking have been made prior to commencement of the Act and at the time of sale.

4. We certify that the Shewalkar Developers Ltd. has incurred the expenditure of Rs. 37900426/-(Three Crores Seventy Nine Lacs And Four Hundred Twenty Six Only) upto 31.03.2019 on project out of own source and by availing project loan from bank. The promoter/developer has collected the amount for project prior to commencement of Real Estate (Regulation & Development Act) and at the time of sale.

For R. G. Nagarwala & Co.
Chartered Accountants,
FRN:106772W




Vijay T. Buldeo
Partner
M.No.034691

Place : Nagpur

Date : 04.09.2021

UDIN No. 21034691AAAAEV2246

Place : Nagpur

Date : 04.09.2021

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