



Annexure F
Form 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

Date 07/09/2023

To
The Shubh Swapn Residency (Promoter-Mr. Abhay Haridas Jinde , resident of F13, Swapnshilp Heights, Beltarodi Road, Manish Nagar, Nagpur-440037)

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by (Mr. Abhay Haridas Jinde) for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERAREgn Number- P50500030727

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 the purpose of this certificate.

3. We hereby confirm that we have examined the prescribed registers, books and documents and the relevant records of Shubh Swapn Residency (Promoter Mr. Abhay Haridas Jinde) for the period 1st April 2022 to 31st March 2023 and hereby certify that:

A. Deposits:

		For the Fiscal Year 2022-2023	Total for this project till date
1	Total amount collected from allottees	2,53,80,030/-	4,45,65,000/-
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	1,77,66,021/-	3,11,95,500/-
4	Total amount deposited in Designated Bank Account	2,53,80,030/-	4,45,65,000/-
5	% of Amount deposited in Designated Bank Account[(4)/(1)*100]	100%	100%
6	Shortfall/Excess deposit (3-4)	76,14,009/-	1,33,69,500/-

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)- Yes

If No. Please mention the amount not deposited.



B. Withdrawal

		For this Fiscal Year 2022-2023	Total for this project till date
1	Opening Balance of Designated Bank Account	19,78,401/-	1,33,75,417 /-
2	Total Deposits	2,53,80,030/-	96,57,470/-
3	Total amount Withdrawn	2,46,94,447/-	1,45,80,731/-
4	Closing Balance	26,63,984/-	84,52,156/-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form I, Form 2 and Form 3 issued during the ,reporting Period? (Yes/No)- Yes

If No, Please provide the below details:-

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

C. Utilisation

I/We certify that, the (Name of Promoter) 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 utilised for project Cost
1		

D. Any Qualifications / Observations of CA

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2	
3	
4	

For, Vinod Bhakta & Associates
Chartered Accountant

CA. Chetan R Ambulkar
(Partner)

FRN No.137646wW

Mem No.158118

Place: Nagpur

Date: 07.09.2023

UDIN:



SHUBH SWARN BUILDERS
Agreed and Accepted by

Signature of Promoter

Name: Mr. Abhay Haridas

Date: 07.09.2023

Signature of Promoter
Proprietor