

# CA.SAROJ VIDHANI

## CHARTERED ACCOUNTANTS

Jaripatka Nagpur 440014 ■:[O] 9913404112

| FORM-5 (See Regulation 4)                                                                                                                                                                                                                                                                                                                      |                                                                    |                      |                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------|----------------------------------|
| ANNUAL REPORT ON STATEMENT OF ACCOUNTS                                                                                                                                                                                                                                                                                                         |                                                                    |                      |                                  |
| CHARTERED ACCOUNTANT'S CERTIFICATE                                                                                                                                                                                                                                                                                                             |                                                                    |                      |                                  |
| To,                                                                                                                                                                                                                                                                                                                                            |                                                                    |                      |                                  |
| The Promoter,<br>SHIVSAI BUILDCON ( AJAYKUMAR TIWARI)<br>Nagpur.                                                                                                                                                                                                                                                                               |                                                                    |                      |                                  |
| Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the Bhagwan Sawarkar for the period<br>from 1/04/2023 to 31/03/2024 with respect to Maharashtra Regn. Number PSOS00032734.                                                                                                                    |                                                                    |                      |                                  |
| 1 This certificate is issued in accordance with the provisions of the Real Estate ( Regulation & Development ) Act, 2016 read<br>along with the Maharashtra Real Estate ( Regulation & Development ) ( Registration of Real Estate Projects, Registration of<br>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<br>opinion are necessary for the purpose of this certificate.                                                                                                                                                     |                                                                    |                      |                                  |
| 3 We hereby confirm that we have examined the prescribed register, books and documents, and the relevant records of<br>Bhagwan Sawarkar for the period ended 1/04/2023 TO 31/03/2024 and hereby certify that :                                                                                                                                 |                                                                    |                      |                                  |
| Sr.No                                                                                                                                                                                                                                                                                                                                          | Particulars                                                        | Amount Rs.           |                                  |
|                                                                                                                                                                                                                                                                                                                                                |                                                                    | For this Fiscal Year | Total for this project till date |
| A                                                                                                                                                                                                                                                                                                                                              | <u>Deposits :</u>                                                  |                      |                                  |
|                                                                                                                                                                                                                                                                                                                                                | 1 Total amount collected from Allottees                            | 2,33,34,375.00       | 2,97,70,875.00                   |
|                                                                                                                                                                                                                                                                                                                                                | 2 % of amount to be deposited as per the Act                       | 70%                  | 70%                              |
|                                                                                                                                                                                                                                                                                                                                                | 3 Amount to be deposited as per the Act (1*2)                      | 1,63,34,062.50       | 2,08,39,612.50                   |
|                                                                                                                                                                                                                                                                                                                                                | 4 Total amount deposited in the designated bank Account            | 2,33,34,375.00       | 2,97,44,375.00                   |
|                                                                                                                                                                                                                                                                                                                                                | 5 % of amount deposited in the designated bank Account ( 4/1*100 ) | 100.00%              | 99.91%                           |
| 6                                                                                                                                                                                                                                                                                                                                              | Shortfall / Excess Deposit ( 3-4 )                                 | -70,00,312.50        | -89,04,762.50                    |
| Note : 1 Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.<br>2 Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in<br>the designated RERA bank account ?<br>3 If no please mention the amount not deposited |                                                                    |                      |                                  |



| Sr.No | Particulars                                | Amount Rs.           |                                  |
|-------|--------------------------------------------|----------------------|----------------------------------|
|       |                                            | For this Fiscal Year | Total for this project till date |
|       | <b>Withdrawals :</b>                       |                      |                                  |
| 1     | Opening Balance of designated bank account | 1,21,954.00          | 0.00                             |
| 2     | Total Deposits                             | 2,33,34,375.00       | 2,97,44,375.00                   |
| 3     | Total Amount withdrawn                     | 1,60,05,099.00       | 2,22,93,145.00                   |
| 4     | Closing Balance                            | 74,51,230.00         | 74,51,230.00                     |

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period ?

If No, Please provide the below details -

| Sr. No. | Date of withdrawal | Amount of excess withdrawals |
|---------|--------------------|------------------------------|
|         |                    |                              |

**C Utilisation :**

We certify that the Shivsai Buildcon has utilized the amount withdrawn from designated bank account towards project cost only, as specified in the act.

If No, Please provide the below details -

| Sr. No. | Date | Amount not utilized for the project cost |
|---------|------|------------------------------------------|
|         |      |                                          |

**D Any qualification / observations by CA :**

| Sr. No. | Qualification / Observation |
|---------|-----------------------------|
|         | NIL                         |

Yours faithfully,

Name & Signature of the Chartered Accountant  
FOR CA SAROJ VIDHANI  
CHARTERED ACCOUNTANT

*Saroj*

CA SAROJ VIDHANI  
Membership No. : 172779

UDIN : 24172779 BKDG, MG, 3553  
Dated : 14.12.2024



Agreed & Accepted by

M/s. SHIVSAI BUILDCON

*[Signature]*  
Proprietor

Name & Signature of the Promoter  
(Ajay Tiwari)

Date : 14-12-2024  
Place : Nagpur