

RAHUL K DAYAMA & ASSOCIATES

(CHARTERED ACCOUNTANTS)

Annexure F
FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 20.03.2023

To,

M/s. J K Paradise (AOP)
Project : J K Paradise, Jalgaon
Jalgaon

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdraw at by M/s. J K Paradise [The Promoter] for the period from **01.04.2018 to 31.03.2019 (ie. FY. 2018-19)** with respect to MahaRERA Regn Number. **P49900020957**

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) Rule, 2017.

2. We have obtained all the necessary information and explanation from the Promoter, (subject to the Qualification/ Observation mentioned) 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 M/s. J K Paradise, Jalgaon for the period ended **31.03.2019** and hereby certify that:

A. Deposits:

		For this Fiscal year (FY. 2018-19)	Total for this project till 31.03.2019
1.	Total amount collected from allottees	0	0
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1* 2)	0	0
4.	Total amount deposited in the Designated Bank Account	1360000	1360000
5.	% of Amount deposited in Designated Bank Account $\{(4)/(1) * 100\}$	0.00	0.00
6.	Shortfall/Excess deposit (3-4)	-1360000	-1360000



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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) **Not Applicable**
If No. Please mention the amount not deposited.

Note : 1

(Not Applicable, Based on the financial information and any other relevant documents it is found that promoters didn't have accepted any booking amount during the financial year)

Further it is noted that promoters deposited his own/capital fund in the designated accounts, for the construction of the project, further all the expenses are passed through this account only.

B. Withdrawals

		For this Fiscal year (FY. 2018-19)	Total for this project till 31.03.2019
1.	Opening balance of Designated Bank Account	0	0
2.	Total Deposits	1360000	1360000
3.	Total Amount withdrawn	1354376	1354376
4.	Closing Balance	5624	5624

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? (Yes / No) **Yes**

Note :

During the financial year it is found that promotor didn't have accepted any booking receipts, he introduced fund in the designated account from the sources of - Introduction of partners capital etc.

Hence it is reflected that out of the booking amount just Rs. 0/- is received & Minimum 70 % required to transfer in designated bank account, but amount deposited in the said Rs. 13,60,000/- (ie. This excess amount transferred consists of own fund or unsecured borrowed fund other than bank etc.)

If No, Please provide the below details:-

S.No.	Date of Withdrawal	Amount of Excess Withdrawals
1.		

C. Utilisation

Assesee kept single account for the construction cost & administration cost also, as per maharera they must required to kept separate accounts for such expenses, prima facie seen that expenses incurred from the designated account is used for the project only.

If No, Please provide the below details:-

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



D. Any Qualifications/Observations of CA

We have prepared this certificates based on the data and relevant information provided by the assessee, we are unable verify whole the books of accounts, vouchers etc. (due to inherent limits of audits)

Further we are unable to express any opinion apart from the aforesaid financial informtalons (whether all the provisons of Mahari were followed or not due to lack of certain detailed information.

J. K. PARADISE

Kul Jagannath
MEMBER

Agreed and Accepted by:

Signature of Promoter :

Mr. Kishor Jagannath Mahajan

Authorised Member

M/s. J K Pardise

Date: 20.03.2023



Yours Faithfully,

Dayama
Prop: CA Rahul Kishor Dayama

Rahul K Dayama & Associates

Chartered Accountant

M No. 178110

UDIN : 23178110BGYZEL5829