

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 **01.04.2020 to 31.03.2021** (ie. FY. 2020-21 with respect to Maharashtra 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 **31.03.2021** and hereby certify that:

A. Deposits:

		For this Fiscal year (FY. 2020-21)	Total for this project till 31.03.2021
1.	Total amount collected from allottees	7930000	8930000
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1* 2)	5551000	6251000
4.	Total amount deposited in the Designated Bank Account	15769500	29885440
5.	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	198.86	334.66
6.	Shortfall/Excess deposit (3-4)	-10218500	-23634440



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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)

Yes

If No, Please mention the amount not deposited.

Note : I

As per the financial data it is found that in Rera Designated Account No. 15400200004690, promotor deposited his own fund partners capital etc. and all the major expenses are incurred from this account solley, for Administaryion expenses separate account is not maintained hence we are unable to identify the adm exps and construction cost seperation, but prima facily seen that promoters didn't have withdraw the fund beyond prescribed limits.

B. Withdrawals

		For this Fiscal year (FY. 2020-21)	Total for this project till 31.03.2021
1.	Opening balance of Designated Bank Account	4557	0
2.	Total Deposits	15769500	29885440
3.	Total Amount withdrawn	15771325	29882708
4.	Closing Balance	2732	2732

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 : II

Promotor has deposited 70 % in designated account in addition to this they also deposited their own fund/ capital/unsecured loan obtained from relatives etc. with this account, further fund from this account is used solley for the project underatken by the firm.

Hence it is reflected that out of the booking amount just Rs. 79,30,0000 /- (ie. Minimum 70 % required to transfer in designated bank account, but amount deposited in the said Rs. 1,57,69,500/- (ie. This Excess input amount deposited cosnists of own fund or borrowed fund etc.)

If No, Please provide the below details:-

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

C. Utilisation

We certify that, the M/s. J K Pardise has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act.

Note :

Assessee kept single account for the construction cost & administration cost also, as per maharera they must required to kept separate accounts for such expenses, prima facily 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 informtaions (whether all the provisons of Mahara were followed or not due to lack of certain detailed information.

Yours Faithfully,

J. K. PARADISE

K. L. Jagannath
MEMBER

Agreed and Accepted by:

Signature of Promoter :

Mr. Kishor Jagannath Mahajan

Authorised Member

M/s. J K Paradise

Date: 20.03.2023



Dayama

Prop: CA Rahul Kishor Dayama
Rahul K Dayama & Associates
Chartered Accountant
M No. 178110
UDIN : 23178110BGYZEN4473