



BRIJESH SHARMA & ASSOCIATES

CHARTERED ACCOUNTANTS

Add.Off.:2nd Floor, "B" Wing, Jayka Appartment, Near Heritage Hotel, Opp. VCA Stadium, Civil Lines, Nagpur-440001.

FORM-5 (See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,

The Ojaswita Constructions , Nagpur.

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the **Ojaswita Constructions - Vrundavan III** for the period from 01st April 2024 to 31st March 2025 with respect to MahaRERA Regn. Number **P50500053129**.

- 1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Real Estate Maharashtra (Regulation & 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 register, books and documents, and the relevant records of (Promoter) for the period ended and hereby certify that :

Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year 2024-25	Total for this project till date
	<u>Deposits :</u>		
	1 Total amount collected from Allottees	40,182,792.00	72,434,702.00
	2 % of amount to be deposited as per the Act	70%	70%
A	3 Amount to be deposited as per the Act (1*2)	28,127,954.40	50,704,291.40
	4 Total amount deposited in the designated bank Account	27,938,554.00	50,696,883.00
	5 % of amount deposited in the designated bank Account (4/1*100)	69.53%	69.99%
	6 Shortfall / (Excess Deposit) (3-4)	189,400.40	7,408.40

Note :	1	Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.		
	2	Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the designated RERA bank account ? NO		
	3	If no please mention the amount not deposited	189400.40	7408.40

Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year 2024-25	Total for this project till date
	<u>Withdrawals :</u>		
	1 Opening Balance of designated bank account	3,258,321.00	0.00
B	2 Total Deposits	27,938,554.00	50,696,883.00
	3 Total Amount withdrawn	25,500,010.19	45,000,018.19
	4 Closing Balance	5,696,864.81	5,696,864.81



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 ? (YES/NO)-----

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals
-----NOT APPLICABLE-----		

C Utilisation :

We certify that the **Ojaswita Constructions** 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
-----NOT APPLICABLE-----		

D Any qualification / observations by CA :

Sr. No.	Qualification / Observation
1	As required under the Real Estate (Regulation and Development) Act, 2016 (RERA), a minimum of 70% of the total amount collected from the allottees is to be deposited in a RERA designated bank account. During the course of our audit, we observed that the promoter has deposited a slightly lesser amount in the RERA designated bank account than what is statutorily required. As on 31st March 2025, the cumulative amount deposited stood at 69.99%, resulting in a shortfall of ₹7,408.40. Further, for the financial year 2024-25, the amount deposited was 69.53% of the collections, leading to a shortfall of ₹1,89,400.40. The details of the aforesaid shortfall are presented in Table 3(A) of the accompanying statement.

Yours faithfully,

For **BRIJESH SHARMA & ASSOCIATES**
CHARTERED ACCOUNTANTS
Firm Reg. No.140067W




CA Brijesh G. Sharma
(Proprietor)
(M.No. 162303)
(UDIN : 25162303BMHVDK3378)
DATE:-20/06/2025

Agreed and Accepted by:-


Signature of Promoter
Ojaswita Constructions.

Mr. Sushil Suresh Shirke
(Partner)
Date : 20-06-25
Place : NAGPUR

