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PATIL HIRAN JAJOO & CO CHARTERED ACCOUNTANTS

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FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

M/s Pacific Builders,

Offc No. 1,2, Audumbar Appt,

College Road, Nasik -422005

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawn by M/s Pacific Builders for the period from 17.08.2017 to 31.03.2018 with respect to **Prabhu Fort** RERA Regn. Number **P51600007154**

1. This certificate is issued in accordance with 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 the necessary information and explanation from the management of the firm, 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 Pacific Builders for the period ended 31.03.2018 and hereby certify that:

i. **M/S Pacific Builders** have completed **51.63 %** of the project work titled **Prabhu Fort** Regn. No. **P51600007154** located at Sr. No. 21/1/A, Nashik 422006

ii. Amount collected during the year for this project from 17.08.2017 to 31.03.2018 is Rs. 31,60,000/- and amount collected from 01.04.2018 to 31.08.2018 is Rs. 1,15,15,000/-

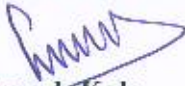


iii. Amount withdrawn during the year for this project from 17.08.2017 to 31.03.2018 is Rs 21,92,851/-and amount withdrawn till date from 01.04.2018 to 31.08.2018 is Rs.51,51,886/-

4. We certify that the M/s Pacific Builders has utilized the amounts collected for Prabhu Fort Project on the expenditure incurred by it for this project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

5. This certificate is being issued for RERA compliance by M/s Pacific Builders and is on the basis of records and documents produced before us for verification. The values of estimates and projections are based on the certificate of chartered engineer and architect produced for our verification. This audit report will be exclusively for RERA purposes.

For Patil Hiran Jajoo & Co.
Chartered Accountants



Ganesh Kale
Partner

M. No. 151580

Firm Regd. No. 120117W



Date: 29.09.2018

Place: Nashik

Annexure to Form 5

Annexure 1

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
(1)	(2)	(3)	
1. i. Land Cost :			
a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost.		1,50,00,000	1,50,00,000
b. Amount of Premium payable to obtain develop-ment rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.			36,13,340
c. Acquisition cost of TDR (if any)		28,80,000	28,80,000
d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and		9,05,760	9,05,760
e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.			
f. Under Rehabilitation Scheme :		-	-
(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.		-	-
(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA.		-	-
Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		-	-
(iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,		-	-
(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.		-	-
Sub-Total of LAND COST		1,87,85,760	2,23,99,100



(1)	(2)	(3)
ii. Development Cost/ Cost of Construction :		
a. (i) Estimated Cost of Construction as certified by Engineer.	4,35,00,000	
(ii) Actual Cost of construction incurred upto 31.3.2018 as per the books of accounts as verified by us		87,03,045
Note : (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered).		
(iii) On-site expenditure for development of entire project excluding cost of construction as per		Included in above
(i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered,		[a (ii)]
b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.		Included in above [a (ii)]
c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ;		N.A
Sub-Total of Development Cost	6,22,85,760	3,11,02,145
1. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	6,22,85,760	
2. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	3,11,02,145	
3. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (1/2 %)	51.63%	

This certificate is being issued for RERA compliance by **PACIFIC BUILDERS** and is on the basis of records and documents produced before us for verification. The values of estimates and projections are based on the certificate of chartered engineer and architect produced for our verification

Yours Faithfully,

for **Patil Hiran Jajoo & Co.**

Chartered Accountants



Ganesh Kale

Partner

M.No. 151580

FRN No. 120117W

Date : 29.09.2018

Place : Nashik



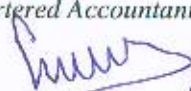
Annexure II

Amount received in designated bank account of RERA (IDBI Bank 103102000046190, Thatte Nagar, Nasik) for the period 17.08.2017 to 31.8.2018

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Received Amount during the Period 16.08.2017 to 31.3.2018	Received Amount during the Period 01.04.2018 to 31.08.2018
1	SHOP NO.16	13.00		3,50,000
2	SHOP No. 09	15.66	6,00,000	2,00,000
3	SHOP No. 07	21.46	10,00,000	
4	Office No. 17	8.63	10,000	4,55,000
5	Flat No. 3	57.20	1,50,000	15,00,000
6	Flat No. 13	57.36		16,45,000
7	Flat No. 20	54.06		14,05,000
8	Flat No. 21	91.03		27,25,000
10	Flat No. 6	57.20		23,00,000
11	Shop No. 1	25.08		9,25,000
12	Flat No. 14	54.06	7,00,000	
13	Flat No. 15	91.03	7,00,000	
Total			31,60,000.00	1,15,15,000.00

Yours Faithfully,

for Patil Hiran Jajoo & Co.
Chartered Accountants


Ganesh Kale
Partner

M.No. 151580
FRN No. 120117W
Date : 29.09.2018
Place : Nashik

