



Ulhas Patil B. Com., Grad. C.W.A., F.C.A.
Satish Hiran B.Com., Grad. C.W.A., F.C.A.
Aniruddha Jajoo B.Com., F.C.A.
Ganesh Kale B.Com., A.C.A.

PATIL HIRAN JAJOO & CO **CHARTERED ACCOUNTANTS**

4th Floor Rushiraj Regency, Opp Mama Mungi Karyalay,
Near Vidya Vikas Circle, Gangapur Road, Nashik - 422 005.
Ph. (0253) 2572680 / 81 / 82 Fax : (0253) 2572682
email : info@patilhiranjajoo.com
Website : www.patilhiranjajoo.com

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SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawn by M/s Pacific Builders for the period from 01.04.2018 to 31.08.2019 with respect to **Prabhu Fort RERA Regn.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 31.03.2019 and hereby certify that:

i. **M/S Pacific Builders** have completed **69.24 %** (Refer Annexure I) 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 01.04.2018 to 31.03.2019 is Rs. 2,57,78,000/-and amount collected from 01.04.2019 to 31.08.2019 is Rs. 1,39,26,000/- (Refer Annexure II)

iii. Amount withdrawn during the year for this project from 01.04.2018 to 31.03.2019 is Rs. 1,30,69,943/-and amount withdrawn till date from 01.04.2019 to 31.08.2019 is Rs.1,14,75,114/- (Refer Annexure II)

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 accounts 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

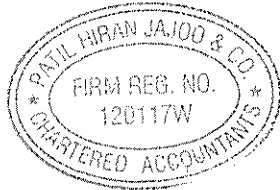
M. No. 151580

Firm Regd. No. 120117W

UDIN – 19151580AAAACX8042

Date : 29.09.2019

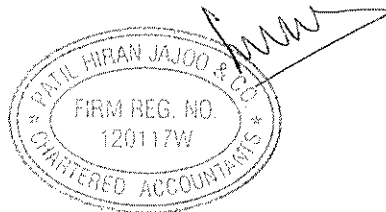
Place : Nashik



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.	15,000,000	15,000,000
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.		3,613,340
c.	Acquisition cost of TDR (if any)	2,880,000	2,880,000
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	905,760	905,760
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	-	-
(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		18,785,760	22,399,100



(1)	(2)	(3)
ii. Development Cost/ Cost of Construction :		
a. (i) Estimated Cost of Construction as certified by Engineer.	43,500,000	
(ii) Actual Cost of construction incurred upto 31.3.2018 as per the books of accounts as verified by us		20,730,487
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	62,285,760	20,730,487
1. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	62,285,760	
2. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	43,129,587	
3. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (1/2 %)	69.24%	

This certificate is being issued for RERA compliance by **PACIFIC BILDERS** 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 : 29.09.2019

Place : Nashik



Annexure II

Amount received in designated bank account of RERA (IDBI Bank
103102000046190, Thatte Nagar, Nasik) for the period 01.04.2018 to 31.08.2019.

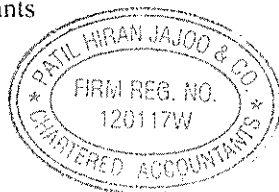
Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Received Amount during the Period 01.04.2018 to 31.03.2019	Received Amount during the Period 01.04.2019 to 31.08.2019
1	SHOP No. 09	15.66	200,000	-
2	SHOP No. 07	21.46	-	-
3	Office No. 17	8.63	490,000	-
4	Flat No. 3	57.20	1,850,000	-
5	Flat No. 13	57.36	1,763,000	800,000
6	Flat No. 20	54.06	-	-
7	Flat No. 21	91.03	3,100,000	-
8	Flat No. 25	57.36	-	-
9	Flat No. 6	57.20	2,300,000	-
10	Shop No. 1	25.08	1,750,000	-
11	Flat No. 14	54.06	575,000	-
12	Flat No. 2	53.12	50,000	1,950,000
13	Shop No. 2	21.95	1,600,000	-
14	Flat No. 19	57.36	2,000,000	-
15	Shop No. 13	17.57	900,000	-
16	Flat No. 20	54.06	1,850,000	-
17	Office No. 14	13.15	1,500,000	-
18	Flat No. 18	57.20	140,000	-
19	Shop No. 3	39.35	2,500,000	-
20	Flat No. 24	57.20	100,000	2,665,000
21	Flat No. 27	91.03	400,000	-
22	Flat No. 25	57.36	2,100,000	-
23	Flat No. 5	53.12	100,000	1,900,000
24	Flat No. 9	87.13	160,000	-
25	Office No. 16	13.00	350,000	-
26	Office No. 15	13.37	-	710,000
27	Office No. 11	18.79	-	1,500,000
28	Office No. 10	22.71	-	111,000
29	Shop No. 4	25.87	-	15,000
30	Flat No. 11	53.12	-	2,800,000
31	Flat No. 15	91.03	-	1,475,000
TOTAL		1,396.59	25,778,000	13,926,000

Amount Withdrawn from RERA registered Bank Account from 01.04.2018 to 31.03.2019 is Rs.1,30,69,943/- and from 01.04.2019 to 31.08.2019 is Rs.1,14,75,114/-

Yours faithfully,
for Patil Hiran Jajoo & Co.

Chartered Accountants

Ganesh Kale
Partner



M.No. 151580
FRN No. 120117W
Date : 29.09.2019
Place : Nashik