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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,
Office 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Subject: Report on Statement of Accounts on project fund utilization and withdrawn by M/s Pacific Builders for the period from 01.04.2018 to 31.08.2019 with respect to **Prabhu Atlantis Project** Regn. Number **P51600009658**

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:

a) **M/S Pacific Builders** have completed **64.84%** (Refer Annexure I) of the project titled **Prabhu Atlantis** Regn. No. **P51600009658** located at Plot No. 1, Survey No. 39/1B 39/1B/3 to 9 at Aanandwali, Nashik 422013

ii. Amount collected during the year for this project from 01.04.2018 to 31.03.2019 is Rs. 10,19,28,974/- and amount collected from 01.04.2019 to 31.08.2019 is Rs.8,26,52,176/- (Refer Annexure II)

iii. Amount withdrawn during the year for this project from 01.04.2018 to 31.03.2019 is Rs. 9,67,21,570/- and amount withdrawn from 01.04.2019 to 31.08.2019 is Rs.9,10,92,490/- (Refer Annexure II)

4. As per the information provided by the management of the firm we hereby certify that the M/s Pacific Builders has utilized the amounts collected for Prabhu Atlantis for that 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.

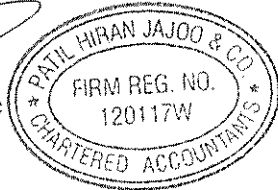
5. This certificate is being issued for RERA compliance by M/s Pacific Builders and is on the basis of records and documents produced before us for verification. The values of estimates and projections are based on the certificate of chartered engineer and architect produced for our verification. This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

UDIN – 19151580AAAACV9210

Date: 29.09.2019

Place: Nashik

Annexure to Form 5

Annexure I

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.		74,025,000	74,025,000
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.		11,500,000	5,519,740
c. Acquisition cost of TDR (if any)		7,000,000	13,400,000
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		3,972,470	4,194,930
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		-	-
(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		96,497,470	97,139,670



(1)	(2)	(3)
ii. Development Cost/ Cost of Construction :		
a. (i) Estimated Cost of Construction as certified by Engineer.	337,500,000	
(ii) Actual Cost of construction incurred upto 31.08.2019 as per the books of accounts as verified by us		221,197,849
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 ;(Annexure - B)	134,579,360	50,319,270
Sub-Total of Development Cost	472,079,360	271,517,119
1. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	568,576,830	
2. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	368,656,789	
3. Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	64.84%	

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.

Yours Faithfully,
for **Patil Hiran Jajoo & Co.**
Chartered Accountants


Ganesh Kale
Partner

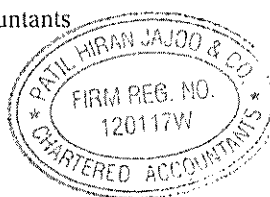
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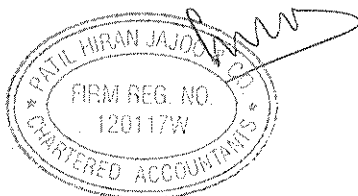
Place : Nashik



Annexure II

Amount received in designated bank account of RERA 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	A-501	72.60	-	1,500,000
2	A-606	67.44	-	2,150,000
3	A-301	72.60	-	1,500,000
4	A-901	71.57	-	748,000
5	A-1101	72.60	-	200,000
6	A-601	61.60	-	2,560,000
7	A-201	76.27	-	564,000
8	A-1001	76.73	-	200,000
9	A-604	69.85	-	850,000
10	A-1103	68.47	-	910,000
11	B-202	92.22	875,000	-
12	B-1201	115.96	949,000	-
13	B-701	114.56	-	500,000
14	B-902	92.21	620,000	-
15	B-501	115.96	2,800,000	432,000
16	B-1005	91.52	355,000	-
17	B-905	91.18	2,300,000	726,000
18	B-1101	115.96	1,762,000	-
19	B-1105	91.18	500,000	310,000
20	Shop- 103	19.90	44,374	5,626
21	Shop- 5	16.93	150,000	-
22	Shop-105	9.95	120,000	-
23	Shop -104	31.19	513,000	181,750
24	Shop -16	9.95	256,600	-
25	A-506	63.40	1,120,000	480,000
26	B-605	78.97	600,000	600,000
27	B-101	103.88	5,097,500	-
28	B-302	80.66	1,995,000	-
29	A-801	61.60	-	2,510,000
30	B-702	80.66	2,500,000	1,225,000
31	B-301	103.87	2,625,000	-
32	A-308	53.95	100,000	-
33	B-502	80.66	100,000	5,426,300
34	A-807 & A-808	112.95	1,000,000	3,980,000
35	B-802	80.66	3,225,000	-
36	A-1204	65.73	700,000	-
37	A-1106	63.40	2,800,000	-
38	B-1205	78.97	4,936,000	-



39	120	10.16	420,000	-
40	121	9.98	420,000	-
41	A-207	59.00	2,500,000	200,000
42	B-405	78.97	3,800,000	-
43	B-1202	80.66	4,050,000	-
44	A-305	60.64	3,055,000	300,000
45	A-505	60.64	3,055,000	300,000
46	A-605	60.64	2,300,000	800,000
47	A-502	55.59	2,700,000	300,000
48	A-503	60.35	3,100,000	200,000
49	A-806	63.40	100,000	-
50	A-903	60.35	3,320,000	680,000
51	A-1302/ A-1402	109.95	4,970,000	-
52	A-1201	61.60	2,500,000	700,000
53	B-1405	60.37	179,500	4,150,000
54	B-305	78.97	4,551,000	-
55	B-1102	80.66	5,300,000	-
56	B-801	102.03	255,000	5,245,000
57	B-205	78.97	4,200,000	-
58	B-1402	64.69	2,600,000	1,100,000
59	B-1301	109.81	5,500,000	-
60	10,12,13	52.21	1,500,000	2,000,000
61	A-904	65.73	-	3,200,000
62	A-1007 & A-1008	112.95	-	5,692,500
63	A-1202	55.59	-	200,000
64	A-1301	67.42	-	4,000,000
65	A-1107	59.00	-	51,000
66	A-504	65.73	-	100,000
67	B-1103	81.77	-	4,200,000
68	B-102	80.66	3,260,000	940,000
69	B-805	78.97	250,000	3,750,000
70	A-1401	49.35	-	70,000
71	A-202	55.59	-	100,000
72	A-1207 & A-1208	112.95	-	6,825,000
73	B-1003	81.77	-	4,995,000
74	B-1203	81.77	-	4,995,000
Total			101,928,974	82,652,176

Amount Withdrawn from RERA registered Bank Account from
01.04.2018 to 31.03.2019 is Rs.9,67,21,570/- and from 01.04.2019 to
31.08.2019 is Rs.9,10,92,490/-

Yours faithfully,

for **Patil Hiran Jajoo & Co.**

Chartered Accountants

Ganesh Kale

Partner

M.No. 151580

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