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.
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FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

The Promoter,

Manisha Vishnu Rane,

Flat No 2,Govind Park

Tidakenagar, Untwadi

Nashik-422008.

Subject: Report on Statement of Accounts on project fund utilization and withdrawn by Mrs. Manisha Vishnu Rane for the period from 16.08.2017 to31.03.2018 with respect to **Project Sri Gurumangal** RERA Regn. **No.P51600010391**

1. This certificate is issued 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 Company, 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 Mrs. Manisha Vishnu Rane for the period ended 31.03.2018 and hereby certify that:

PATIL HIRAN JAJOO & CO
FIRM REG. NO. 120117W
CHARTERED ACCOUNTANTS

i) **Mrs. Manisha Vishnu Rane** has completed **62.85 %** (Refer Annexure I) of the project titled Sri Gurumangal **Regn. No. P51600010391** located at Plot No**. CTS 764/6/4/4 to 8 Final Plot No 13+14 Nashik-422008.**

ii) Amount collected during the period from 16.08.2017 to 31.03.2018 for this project is **Rs. Nil/-** and amount collected till date from 01.04.2018 to 31.08.2018 is **Rs. Nil/-** (Refer Annexure II)

iii) Amount withdrawn during the period from 16.08.2017 to 31.03.2018 for this project is **Rs. Nil/-** and amount withdrawn till date from 01.04.2018 to 31.08.2018 is **Rs. Nil/-**

4.We certify that the Mrs. Manisha Vishnu Rane has utilized the amounts collected for this project on the expenditure incurred by him 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 Mrs. Manisha Vishnu Rane 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 **PatilHiranJajoo& Co.**
Chartered Accountants

Ganesh Kale
Partner
M. No. 151580
Firm Regd. No. 120117W

PATIL HIRAN JAJOO & CO. FIRM REG. NO. 120117W CHARTERED ACCOUNTANTS

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.	65,52,000	65,52,000
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.	-	-
c.	Acquisition cost of TDR (if any)	1,01,000	1,01,000
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	3,93,340	3,93,340
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		**70,46,340**	**70,46,340**

(1)	(2)	(3)	
ii.	**Development Cost/ Cost of Construction :**		
a. (*i*) Estimated Cost of Construction as certified by Engineer.		2,31,53,660	
(*ii*) Actual Cost of construction incurred upto 31.03.2018 as per the books of accounts as verified by the CA.			1,19,35,754
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 [a (ii)]
(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.			
b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.		-	-
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		**2,31,53,660**	**1,19,35,754**
2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.		3,02,00,000	
3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		1,89,82,094	
4 Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)		62.85%	

for **PatilHiranJajoo& Co.**

Chartered Accountants

PATIL HIRAN JAJOO & CO. FIRM REG. NO. 120117W CHARTERED ACCOUNTANTS

Ganesh Kale
Partner
M. No. 151580
Firm Regd. No. 120117W
Date: 29.09.2018
Place: Nashik

Annexure II

Amount received in designated bank account of RERA (The Jalgaon Pepoles Co-operative Bank,Khetwani Nagar,Nashik Branch A/c No-02301122000007) for the period 16.08.2017 to 31.3.2018

Sr. No.	Flat No.	Carpet Area	Unit Consideration	Received	Received	Balance
-	-	-	-	-	-	-
	Total	-	-	-	-	-

Amount Withdrawn from RERA registered Bank Account from 16.08.2018 to 31.03.2017 is Rs Nil and from 01.04.2018 to 31.08.2018 is Rs Nil