



PATIL HIRAN JAJOO & CO

CHARTERED ACCOUNTANTS

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.
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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Subject: Report on Statement of Accounts on project fund utilization and withdrawn by Mrs.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 01.04.2018 to 31.03.2019 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 31.03.2019 and hereby certify that:

i) Mrs. Manisha Vishnu Rane has completed **63.36%** (Refer Annexure I) of the project titled **Sri Gurumangal** having **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 01.04.2018 to 31.03.2019 for this project is **Rs. Nil** /- (Refer Annexure II)

iii) Amount withdrawn during the period from 01.04.2018 to 31.03.2019 for this project is **Rs. 6, 43,614** /- (Refer Annexure II)

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 **Patil Hiran Jajoo & Co.**

Chartered Accountants



Ganesh Kale

Partner

M. No. 151580

Firm Regd. No. 120117W

UDIN – 19151580AAAADC5187



Date: 30.09.2019

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.		6,552,000	6,552,000
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)		101,000	101,000
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		393,340	393,340
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		7,046,340	7,046,340



(1)	(2)	(3)
ii. Development Cost/ Cost of Construction :		
a. (i) Estimated Cost of Construction as certified by Engineer.	23,153,660	
(ii) Actual Cost of construction incurred upto 31.03.2019 as per the books of accounts as verified by the CA.		12,089,786
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 ;	-	-
Sub-Total of Development Cost	23,153,660	12,089,786
2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column.	30,200,000	
3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	19,136,126	
4 Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	63.36%	

for Patil Hiran Jajoo & Co.

Chartered Accountants



Ganesh Kale

Partner

M. No. 151580

Firm Regd. No. 120117W

Date: 30.09.2019

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 01.04.2018 to 31.03.2019

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

Amount Withdrawn from RERA registered Bank Account from 01.04.2018 to 31.03.2019 is Rs.6,43,614/-

