P C Chandak & Associates
CHARTERED ACCOUNTANTS

Partner
Chetan B. Chandak
B.Com, F.C.A

Partner
Pranita C. Chandak
M.Com, F.C.A, D.I.S.A.

Annexure – F
FORM 5
[*see* Regulation 4]

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT
(WHO IS STATUTORY AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTAT'S CERTIFICATE
(On Letter Head)

To,
The M/s. Viraj Buildcon,
Office: 66/901 Jijai, Mumbai Agra Road, Chetna Nagar, Nashik – 422009.

Date: 01 May 2023

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by M/s. Viraj Buildcon for the period from Apr – 18 to March – 23 with respect to Maha-RERA Registration Number P51600015801.

1. This certificate is issued in accordance with the 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. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of M/s. Viraj Buildcon for the period ended Apr – 18 to March – 23 and hereby certify that:

P.C. CHANDAK & ASSOCIATES * NASHIK * CHARTERED ACCOUNTANTS

Address: - Flat No. 702, Seventh Floor, Thakkar Enclave, R D Circle, Nashik- 422 008
Contact (L): - (0253) 2312522 (M): -7588554422 / 7588175860, Email: - pcchandak.associates@gmail.com

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A. Deposits:

Sr. No.		For This Fiscal Year 2022 - 23	Total for this project till date
1.	Total Amount Collected from Allottees	85,49,651	2,01,59,000
2.	% of amount to be deposited as per act	70%	70 %
3.	Amount to be deposited as per act (1 * 2)	59,84,756	1,41,11,300
4.	Total amount deposited in the Designated RERA Bank Account	85,49,651	2,43,79,030
5.	% of amount deposited in the Designated RERA Bank Account [(4) / (1) * 100]	100 %	120.93 %
6.	~~Shortfall~~ / Excess deposit (3 - 4)	25,64,895	1,02,67,730

Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? (YES / ~~NO~~) : - YES

If No, Please mention the amount not deposited in the Designated RERA Bank Account, and Shortfall of Rs.___ – NA –___and further withdrawals are restricted, till the Shortfall. – NA –

B. Withdrawals:

Sr. No.		For This Fiscal Year 2022-23	Total for this project till date
1.	Opening Balance of Designated RERA Bank Account	8,839	0
2.	Total Deposits	85,49,651	2,43,79,030
3.	Total Amount Withdrawn	76,25,879	2,34,46,419
4.	*Closing Balance in the Designated* RERA Bank Account	9,32,611	9,32,611

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As specified in the Act, All the amount withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form – 1, Form – 2 and Form – 3 issued during the reporting period? (YES / ~~NO~~) YES

If No, Please provide the below details: - – NA –

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawal
1.	– NA –	– NA –
2.	– NA –	– NA –
3.	– NA –	– NA –
4.	– NA –	– NA –

C. Utilizations:

I / We certify that, the M/s. Viraj Buildcon has utilized the amount withdrawn from the designated RERA Bank Account towards project cost only, as specified in the act.

If No, Please provide the below details: - – NA –

Sr. No.	Date	Amount not utilized for Project Cost
1.	– NA –	– NA –
2.	– NA –	– NA –
3.	– NA –	– NA –
4.	– NA –	– NA –

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D. Any Qualification / Observation of CA :

1.	The Account books and the bank statement seen up to 29 December 2022.
2.	We observe that the promoter has utilized the allottees fund for construction along with the self-deposited fund as per time needed.
3.	Till this report 100% units are sold and all sell amount has been received by promoter, and the promoter has completed the project in all respect.
4.	A promoter has systematically withdrawal of self-deposited fund from the designated account.

Yours Faithfully,
For, P C Chandak & Associates
CHARTERED ACCOUNTANTS

CBhandak
01/05/2023

CA Chetan Chandak
M.No. 150193
(Partner)

P.C. CHANDAK & ASSOCIATES * NASHIK * CHARTERED ACCOUNTANTS

Agreed and Accepted by:

For VIRAJ BUILDCON

PARTNER

Signature of Promoter Name: M/s.

VIRAJ BUILDCON

Date: 01-05-2023

Address: - Flat No. 702, Seventh Floor, Thakkar Enclave, R D Circle, Nashik- 422 008
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