R S P H & Associates

Chartered Accountants
Office No 48, 5th Floor, Business Bay, Next to Kotak Bank,
Shri Hari Narayan Kute Marg, Mumbai Naka, Matoshree Nagar
Nashik, Maharashtra 422002.

FORM 5
[See Section 4(2)(I)(D)]
Annual Report on Statement of Accounts

Date: 23.01.2025

To,
The Directors,
Viraj Reality Private Limited,
4th Floor, Abhyankar Towers,
M G Road, Opp. Stadium Complex,
Nashik, Maharashtra – 422001.

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by **VIRAJ REALITY PRIVATE LIMITED** of project **"VIRAJ VERTEX"** for the period from **01.04.2023 to 28.04.2023 (Up to occupancy certificate)** with respect to MahaRERA Regn. Number :**P51600017097.**

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. We have obtained all necessary information and explanation from the Promoter, 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 **VIRAJ REALITY PRIVATE LIMITED** for the period ended **28.04.2023 (Up to occupancy certificate)** and hereby certify that:

A. Deposits:

Sr. No	Particulars	For the period 01.04.2023 to 28.04.2023 (Up to occupancy certificate)	Total for this project till date on cumulative basis i.e. up to 28.04.2023 (Up to occupancy certificate)
1.	Total amount collected from allottees	Nil	8,74,18,502.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	N.A.	6,11,92,951.40
4.	Total amount deposited in the Designated Bank Account	0.00	8,31,20,122.00
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	N.A.	95.08%
6.	Shortfall / Excess deposit (3-4)	Nil	(2,19,27,170.60)

Amount collected/ deposited at Sr. No 1 & 2, does not include pass through charges and indirect taxes. However, it includes TDS amount deducted by customers.

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- Not Applicable.

B. Withdrawals:

Sr. No.	Particulars	For the period 01.04.2023 to 28.04.2023 SBI A/c No.38253153468	Total for this project till 28.04.2023 (Up to occupancy certificate)	
			UBI A/c No.323801010926898 till 31.03.2019	SBI A/c No.38253153468 from 01.04.2019 till 28.04.2023
1.	Opening Balance of Designated Bank Account	1,40,187.15	0.00	0.00
2.	Total Deposits	0.00	13,08,13,746.00	10,31,41,916.00
3.	Total amount withdrawn	0.00	13,08,13,746.00	10,30,01,728.85
4.	Closing Balance	1,40,187.15	0.00	1,40,187.15

As specified in the Act, All the amounts 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, as per the CA Certificate produced before us for verification.

If No, Please provide the below details:-

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
1.	Not Applicable	Not Applicable

C. Utilization:

We certify that, the **VIRAJ REALITY PRIVATE LIMITED** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. (Refer Note No.:3)

If No, Please provide the below details:-

Sr. No.	Date	Amount not utilized for project cost
1.	Not Applicable	Not Applicable

D. Any Qualification / Observations of CA

1.	We have conducted our engagement and examination in accordance with standards on Auditing, Guidance Note on Reports and Certificates for special purposes and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
2.	It is the primary responsibility of the management of Viraj Reality Private Limited to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.

3.	As per self-certification obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only. while certifying on utilization, we have relied on the expenditure as per books of accounts produced before us which shows that the expenditures incurred on the project are more than total amount collected from customers till the end of financial year on cumulative basis.
4.	Promoter has obtained occupancy certificate from Nashik Municipal corporation dated 28.04.2023 copy of the same is attached herewith.

Yours faithfully,
For RSPH & Associates
Chartered Accountants
FRN: 003013N

Paresh Prakash Sabadra
Digitally signed by Paresh Prakash Sabadra
Date: 2025.01.23 19:15:59 +05'30'

RSPH & ASSOCIATES ★ FR No.3013N ★ Chartered Accountant

CA Paresh P. Sabadra
Partner
Membership No.: 119544
UDIN: 25119544BMFXYN5675
Date: 23.01.2025
Place: Nashik

Agreed & Accepted by:
For Viraj Reality Private Limited

VIRAJ REALITY PVT. LTD. NASHIK

Signature of the Promoter
Name: Karan R Shah
Designation: Director
Date: 23.01.2025
Place: Nashik

Nashik Municipal Corporation

FULL OCCUPANCY CERTIFICATE

लोकसेवा हक्क कायदा
Right to Public Service Act
आपली सेवा आमचे कर्तव्य

Approval No. : NMCB/FO/2023/APL/02478
Proposal Code : NMCB-22-ENTRY-78278

Building Proposal Number - 145765
Date : 28/04/2023

Building Name :	Mercantile(VIRAJ VERTEX)	Floor :	1st(756.64 Sq mt),2nd(281.27 Sq mt),3rd(151.06 Sq mt),4th(281.27 Sq mt),5th(281.27 Sq mt),6th(281.27 Sq mt),7th(281.27 Sq mt),8th(655.68 Sq mt),9th(281.42 Sq mt),10th(281.42 Sq mt),11th(281.42 Sq mt),12(281.42 Sq mt),ground(501.30 Sq mt),Mezzanine(381.62 Sq mt)(756.64 Sq mt)

To,
i) Viraj Reality Pvt Ltd,
YEOLEKAR MALA, COLLAGE ROAD, NASHIK
ii) AJAY SONAR (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **VIRAJ VERTEX** Plot No **-**, Final Plot No **483C T.P.S. II**, City Survey No./Survey No./Khasara No./ Gut No. **726/1E/2/1**, Village Name/Mouje **NASHIK**, Sector No. **-** completed under the supervision of **Architect**, License No **CA/2011/53287** as per approved plan vide Permission No. **LND/BP/A1/81/2021** Date **12/08/2021** may be occupied on the following conditions -

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separatly alongwith this letter. Hence, please refer approved plan issued vide Permission No LND/BP/A1/81/2021 Date 12/08/2021

Signature valid
Digitally signed by SANJAY LALCHAND AGRAWAL
Date: 2023.05.04 04:1[illegible]:47 PDT
Reason: Approved Certificate
Location: Nashik Municipal Corporation

Yours faithfully,
Executive Engineer.

Scan QR code for verification of authenticity.

Scan QR code for Building Details.