CA Ketan Vijay Jategaonkar
(A.C.A, B.Com)
Office No. 4A, Deh Mandir Co-operative Housing Society, Pumping Station Road, Gangapur Road, Nashik-422013
Email-caketan0494@gmail.com, Phone: 9422100142/9403377211

FORM 5

[See Section 4(2)(I)(D)]

Annual Report on Statement of Accounts

To,

POOJA DEVELOPERS,
NASHIK

SUBJECT: Report on Statement of Accounts on **"Silicon Business Centre"** fund **utilization** and **withdrawal** by **Pooja Developers** for the period from April 2019 to March 2020 with respect to project MahaRERA Regn. Number **P51600021948.**

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 **POOJA DEVELOPERS** for the period ended MARCH 2020 and hereby certify that:

i. **POOJA DEVELOPERS** have completed **39%** (Till MARCH 2020) of the project titled **"SILICON BUSINESS CENTRE"** MahaRERA Registration No. **P51600021948,** located at Plot No. 3 & 4, S.No. 6/6/1, Pathardi Shiwar, Near Amit Eka, Indira Nagar- Pathardi Road, Nashik-422010.

ii. Amount collected during the period April 2019 to March 2020 for this project **In Specified designated A/c Rs. 55,66,440/-(out of which Rs. 7,66,440/- pertains to GST collected from buyers and Rs. 48,00,000/- is collected towards sales consideration. Agreement to sale is made in respect of Rs. 46,00,000/- is entered into and of balance Rs. 2,00,000/- is not yet entered as amount collected is less than 10% of sales**

consideration mutually agreed upon by the buyer and the seller) ,In other than specified designated A/c Rs. 0 Total 55,66,440/-and amounts collected till date **From the start of the project till March 2020 is Rs. 55,66,440/-.**

iii. Amount withdrawn during the period April 2019 to March 2020 for this project **From Specified designated A/c Rs. 50,83,171/-,** and amount withdrawn till date **from start of the project up** to March 2020 is **Rs.50,83,171/-.**

4. We certify that the **Pooja Developers** has utilized the amounts collected for **"Silicon Business Centre"** project only 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.

Place: Nasik

- **Notes to Audit Report:**

  I. Estimated cost for the calculation of percentage of completion is given by the management of the Promoter.

  II. Percentage of completion of project is calculated as per actual cost incurred as per books of accounts divided by the total estimated cost of project to complete the project. In calculating the estimated cost of the project the indexed cost of land was considered as per the prevailing RERA law in force. Later the RERA law was amended and as per the amended law ASR values were to be considered for calculating estimated cost of the project. The management has calculated the percentage completion of the project considering the indexed cost of the project to maintain the consistency. Even though the ASR values are considered for the purpose of percentage completion calculation there would be marginal impact on the withdrawable limit, but still the actual amount withdrawn is much lower than withdrawable limit.

  III. We have verified the transaction on test check basis.

For,
Ketan V Jategaonkar
Chartered Accountants

CA Ketan V Jategaonkar
M.No. 179125
Place- Nashik
Date- 12/02/2021
UDIN- 21179125AAAAAK4126

KETAN JATEGAONKAR * M. No.-179125 * CHARTERED ACCOUNTANT *