Saril Shah & Associates
Chartered Accountants
129/130, Abhyankar Towers, M. G. Road, Nashik – 422 001
Phone: (0253) 2571402, *Email: sarilshah@gmail.com*

FORM 5
ANNUAL REPORT STATEMENT OF ACCOUNTS

Date: 02/03/2023

To,
Viraj Estates Pvt. Ltd.
4th Floor, Abhyankar Towers,
M. G. Road,
Nashik - 422001

Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by **VIRAJ ESTATES PVT. LTD.** for the period from **01/04/2021** to **31/03/2022** with respect to MahaRERA Number **P51600022659.**

1. This Certificate is issued in accordance with the provisions of 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 & 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 & Documents, and the relevant records of **Viraj Estates Pvt. Ltd.** for the period ended **31/03/2022** and hereby certify that:

A. <u>DEPOSITS</u>

		For this Fiscal Year (In Rupees)	Total for this Project till date (In Rupees)
1	Total amount collected from allottees	17,38,42,470	23,36,54,869
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	12,16,89,729	16,35,58,408
4	Total amount deposited in the Designated Bank Account	12,09,89,564	16,28,58,178
5	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	69.59%	69.70%
6	Shortfall / Excess Deposit (3-4)	700,165	700,230

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

Has the required proportion of the money collected from allottees of the project units, as specified in the Act, deposited in the Designated RERA Bank Account? - **Yes**

If No, then please mention the amount not deposited _____.

B. WITHDRAWALS

		For this Fiscal Year (In Rupees)	Total for this Project till date (In Rupees)
1	Opening balance of Designated Bank Account	-	-
2	Total Deposits	12,09,89,564	16,56,75,304
3	Total Amount Withdrawn	12,09,89,564	16,56,75,304
4	Closing Balance	-	-

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting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**

If no please provide the below details –

S. No.	Date of withdrawal	Amount of Excess Withdrawals

C. UTILISATION

We certify that, **Viraj Estates Pvt. Ltd.** has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act.

If no please provide the below details-

S. No.	Date	Amount not utilised for Project Cost

D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1	The Shortfall in Table A is due to amount credited on last day of accounting year which was not auto split in ratio of 70:30. The same is auto split on next day i.e. next financial year. If the principal of bank reconciliation is applied then there would be no shortfall in Table A.

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Yours Faithfully,

For **SARIL SHAH & ASSOCIATES**
Chartered Accountants
FRN: 142018W

SARIL SHAILESH SHAH
Proprietor
Membership No.: 169759

UDIN: 23169759BGZIBD4493

Agreed and Accepted by:

Signature of Promoter
Name: **VIRAJ ESTATES PVT. LTD.**
Proprietor: **MR. KARAN RAJENDRA SHAH**
Date: 02/03/2023