



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: 22/01/2025

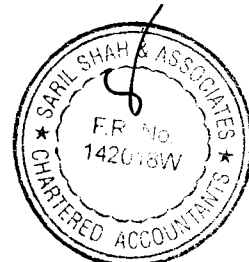
To,
Viraj Estates Pvt. Ltd.
4th Floor, Abhyankar Towers,
M. G. Road,
Nashik - 422001

Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by **VIRAJ ESTATES PVT. LTD. (NIRVAAN RESIDENCY)** for the period from **01/04/2023 to 31/03/2024** 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 **31/03/2024** and hereby certify that:

A. DEPOSITS

		For this Fiscal Year (In Rupees)	Total for this Project till date (In Rupees)
1	Total amount collected from allottees	4,90,42,100	35,58,07,451
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	3,43,29,470	24,90,65,216
4	Total amount deposited in the Designated Bank Account	3,43,00,070	24,92,76,185
5	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	69.94%	70.06%
6	Shortfall / Excess Deposit (3-4)	29,400	(2,10,969)





Saril Shah & Associates

Chartered Accountants

129/130, Abhyankar Towers, M. G. Road, Nashik – 422 001

Phone: (0253) 2571402, Email: sarilshah@gmail.com

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	3,43,00,070	24,92,76,185
3	Total Amount Withdrawn	3,43,00,070	24,92,76,185
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

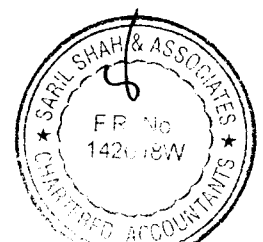
We certify that, **Viraj Estates Pvt. Ltd.** has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act.

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 of Rs. 29,400 in Table A is on account of TDS on Flat Sale which is deposited by customer directly to the government and not deposited in Master Collection Account.
---	--





Saril Shah & Associates

Chartered Accountants

129/130, Abhyankar Towers, M. G. Road, Nashik - 422 001

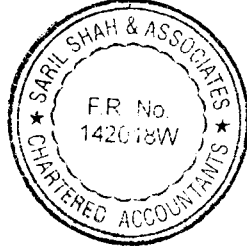
Phone: (0253) 2571402, Email: sarilshah@gmail.com

Yours Faithfully,

For **SARIL SHAH & ASSOCIATES**

Chartered Accountants

FRN: 142018W



SARIL SHAILESH SHAH

Proprietor

Membership No.: 169759

UDIN: 25169759BMHZPZ7181

Agreed and Accepted by:

Signature of Promoter

Name: **VIRAJ ESTATES PVT. LTD.**

Director: **MR. KARAN RAJENDRA SHAH**

Date: 22/01/2025