Bansal Bansal & Co.
Chartered Accountants

FORM 5
[*see* Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To
Raghav Raj Builders and Developers LLP
A/710, Crystal Plaza, Opp: Infinity Mall
New Link Road, Andheri West
Mumbai – 400 053

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Raghav Raj Builders and Developers LLP [Promoter] for the period from 01.04.2020 to 31.03.2021 with respect to MahaRERA Regd. Number P51800020496

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 Company, 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 Raghav Raj Builders and Developers LLP [Promoter] for the period ended 31.03.2021 and hereby certify that:

   i. M/S. Raghav Raj Builders and Developers LLP have completed 71.80% of the project titled Raghav one MahaRERA Regn. No. P51800020496 located at Kurla, Mumbai.

   ii. Amount collected during the year for this project is Rs. 3630.01/- Lakhs and amounts collected till date is Rs. 4875.88/- Lakhs.

   iii. Amount withdrawn during the year for this project is Rs. 3558.67/- Lakhs and amount withdrawn till date is Rs. 4793.13/- Lakhs.

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4. We certify that the Raghav Raj Builders and Developers LLP has utilized the amounts collected for Raghav one Project only and the withdrawal from the designated bank account of the said project is not in accordance with the proportion to the percentage of completion of the project.

Note:

1. This Certificate is being issued as per third proviso to section 4(2)(1)(d) 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 and is based on the records and documents produced before me and explanation provided to me by the management of the Company.

2. Amount mentioned represents 70% of the collected amount, which is regulated as per the provisions of the RERA.

3. The current revised total budgeted cost of the project is Rs. 4218.41 Lakhs, total actual cost incurred is Rs. 3029.01 Lakhs and total amount withdrawn is Rs. 4793.13 Lakhs which is above the actual amount eligible for withdrawing.

BANSAL BANSAL & COMPANY ★ CHARTERED ACCOUNTANTS ★ MUMBAI

Jatin Bansal

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Date: 30th December, 2021
Place: Mumbai
UDIN: 21135399AAAAKJ9101