V. N. GANDHI & CO.
CHARTERED ACCOUNTANTS

G-2, Vireshwar Dhara, 117-A,
Bajaj Road, Vile Parle (West),
Mumbai - 400 056.
Phone : ~~2617 4025 / 2617 4029~~ 8928643184
E-mail : vngandhi@gmail.com

VIPUL GANDHI
B. COM., F.C.A.

Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 17/05/2023

To,
The M/s Raj Universal, Rudraksha Bldg. No.11, Flat No.101, B Wing, Near Rameshwar Temple, Suhasini Pawaskar Road, Vaishali Nagar, Dahisar East, Mumbai – 400 068 .

SUBJECT: Report on Statement of Accounts on projects found deposit, utilization and withdrawal by M/s Raj Universal for the period from 01-04-2021 to 31-03-2022 with respect to Maha RERARegn Number: P51800021545.

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. I/We have obtained all necessary information and explanation from the M/s Raj Universal, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/we have examined the prescribed registers, books and documents, and the relevant records of M/s Raj Universal for the period ended 31-03-2022 And hereby certify that:

A. Deposits:

		For this Fiscal Year	Total for this project till date
1	Total amount collected from allottees	Rs.16,65,85,639.50	Rs.30,01,26,321.50
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	Rs.11,66,09,947.65	Rs.21,00,88,425.05
4	Total amount deposited in the Designated Bank Account	Rs.11,66,09,947.65	Rs. 21,00,88,425.05
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70%	70%
6	Shortfall/Excess deposit (3-4)	Nil	Nil

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

B. Withdrawals

V. N. GANDHI & CO.

CONTINUATION SHEET

		For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	Rs.1,05,78,477.40	Rs. NIL
2	Total Deposits	Rs.11,66,09,947.65	Rs. 21,00,88,425.05
3	Total amount Withdrawn	Rs.12,63,00,000.00	Rs.20,92,00,000.00
4	Closing Balance	Rs.8,88,425.05	Rs.8,88,425.05

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- Please see qualification of CA in point D.**

If No, Please provide the below details: -

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1		

C. **Utilisation**

I/We certify that M/s Raj Universal has utilized the amounts withdrawn from 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
1		

D. Any Qualifications / Observation of CA

1	The Firm has taken Form 3 for 01.04.2019 to 30.09.2021, 01.04.2019 to 31.01.2022 and 01.04.2019 to 13.04.2022 as against requirement of four quarterly Form 3 for FY 2021-2022 However, as per above 3 forms- Form 3, there is no excess withdrawal.

Yours Faithfully,

For V.N. Gandhi & Co.

Chartered Accountants

Firm Registration No: 103049W

V. N. GANDHI & CO. MUMBAI 400 036. CHARTERED ACCOUNTANTS

(Mr. Vipul Gandhi)

Proprietor

Membership No.: 036552

UDIN: 23036552BGYUTP3575

Place: Mumbai

Date: 17/05/23

Agreed and accepted by:

RAJ UNIVERSAL MUMBAI

Signature of Promoter

Name:

Date: