FORM 5
[*See* Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 12.02.2025

To,
M/S. Deraiya Realtors Private Limited.
J-19, Mudi Bazar, Phase - II,
APMC Market - I
Vashi - Turbhe Navi
Mumbai - 400703

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s Deraiya Realtors Private Limited for the period from 01.04.2021 to 31.03.2022 with respect to MahaRERA Regn. No. P51800023015

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 Company, 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 Deraiya Realtors Private Limited for the period ended 31.03.2022 and hereby certify that:

RANK & ASSOCIATES * CHARTERED ACCOUNTANTS * MUMBAI

A. Deposits

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	23,41,64,898	38,07,83,683
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	16,39,15,429	26,65,48,578
4	Total amount deposited in the Designated Bank Account	-	-
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	0%	0%
6	Shortfall/ Excess deposit (3-4)	16,39,15,429	26,65,48,578

Amount collected/ depoited 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)- **No. At the time of registration, a separate bank account was not opened and maintained. Instead, customer receipts were deposited into the following ICICI Bank account: Account Number 122605000538. (Refer Pt. 2 and 3 of Table D)**

If no, please mention the amount not deposited. **Rs. 26,65,48,578/-** (Refer Pt. 2 and 3 of Table D)

RANK & ASSOCIATES ★ CHARTERED ACCOUNTANTS ★ MUMBAI

B. Withdrawals

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	-	-
3	Total Amount withdrawn	-	-
4	Closing Balance	-	-

As specified in the Act, All amounts withdrawn during the year from RERA Bank Account were within the withdrawal limits under the relevent Form 1, Form 2 and Form 3 issued during the reporting period. (Yes/No) - No, **(Refer Pt. 2 and 3 of Table D)**

If No, please provide the below details:-

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals



C. Utilisation

I/We certify that, the **M/s Deraiya Realtors Private Limited** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. - **No. Refer Pt. 3 of Table D**

If No, please provide the below details:- **NA**

Sr. No.	Date	Amount not utilized for Project Cost

D. Any Qualifications/ Observations of CA

1	We have relied on the accounting data, bank statement, documents, other relavant information and explanations as provided to us by the management.
2	M/s Deraiya Realtors Private Limited has not opened any RERA-designated bank accounts for the project NEHRU NAGAR GURUPRASAD COOPERATIVE HOUSING SOCIETY LIMITED. All amounts received from the allottees have been deposited into ICICI Bank Account Number 122605000538, which is not a RERA-designated bank account, since the inception of the project.
3	The amount received from allottees are utilised for the project but the same are deposited and withdrawn from other than Designated RERA Bank Account.
4	The previous developer sold units and received an amount of Rs. 1,17,75,000, which is the cost of Deraiya Realtors Private Limited. Deraiya Realtors Private Limited have not received that amount from the previous developer, the same has been recognized as sales and then again claimed as Cost in Financials. Therefore, we have included the receipts of such units in Table A: Deposits.
5	Tax Deducted at Source (TDS) receivable from allottees has been accounted in books of accounts but not credited in our books of accounts and hence the TDS amount has not been included in Table A and deposits in Table A reflects the actual receipts from allottees against unit consideration.
6	Sales in financial statements have been recognized based on the percentage of completion method, whereas in table A the deposits are considered based on actual receipts from allottees. Hence, there is difference between the sales recognized in Profit and Loss statement and the actual receipts.

Yours Faithfully,
For R A N K & Associates
(Chartered Accountants)
Firm Reg. No. 105589W

Rahul P. Nahata
(Partner)
UDIN: 25116511BMJMTX6157
Membership No. 116511

Agreed and Accepted by:

Signature of the Promoter
Name: Asif Deraiya
Date: 12.02.2025