

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 01.04.2022 to 31.03.2023 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 31.03.2023 and hereby certify that:



A. Deposits

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	20,96,98,265	59,04,81,948
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	14,67,88,786	41,33,37,363
4	Total amount deposited in the Designated Bank Account	14,57,69,187	14,57,69,187
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70%	25%
6	Shortfall/ Excess deposit (3-4)	10,19,598	26,75,68,176

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)- No, At the time of registration, a separate RERA-designated bank account was not opened and maintained. Instead, customer receipts were deposited into ICICI Bank Account Number 122605000538. The RERA-designated bank account was subsequently opened in the current financial year to comply with the regulatory requirements. (Refer Pt. 2 and 3 of Table D)

If no, please mention the amount not deposited. Rs. 26,75,68,176/- (Refer Pt. 2 and 3 of Table D)



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	14,57,69,187	14,57,69,187
3	Total Amount withdrawn	14,20,50,087	14,20,50,087
4	Closing Balance	37,19,100	37,19,100

As specified in the Act, All amounts withdrawn during the year from RERA Bank Account were within the withdrawal limits under the relevant Form 1, Form 2 and Form 3 issued during the reporting period. (Yes/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. - Yes. (Refer Pt. 3 of Table D)

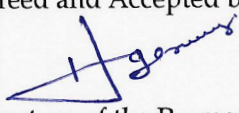
If No, please provide the below details:- NA

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 relevant information and explanations as provided to us by the management.
2	The project 'NEHRU NAGAR GURUPRASAD COOPERATIVE HOUSING SOCIETY LIMITED' was initially operating without a RERA-designated bank account. Prior to the opening of the RERA-designated account in April 2022, all receipts from the allottees were deposited into ICICI Bank Account Number 122605000538, which is not a RERA-designated bank account. The RERA-designated bank account was subsequently opened in the current financial year to comply with the regulatory requirements.
3	The amount received from allottees are utilised for the project but the same are deposited into and withdrawn from both the RERA designated bank account as well as from an account other than the RERA designated bank account.
4	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.
5	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.

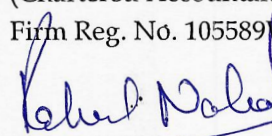
Agreed and Accepted by:


Signature of the Promoter
Name: Asif Deraiya
Date: 12.02.2025



Yours Faithfully,

For RANK & Associates
(Chartered Accountants)
Firm Reg. No. 105589W


Rahul P. Nahata
(Partner)

UDIN: 25116511BMJMTY1425
Membership No. 116511

