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 01.04.2023 to 31.03.2024 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 31.03.2024 and hereby certify that:

RANK & ASSOCIATES * MUMBAI * CHARTERED ACCOUNTANTS

A. Deposits

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	18,58,87,764	77,63,69,712
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	13,01,21,435	54,34,58,798
4	Total amount deposited in the Designated Bank Account	12,68,56,091	27,26,25,278
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	68%	35%
6	Shortfall/ Excess deposit (3-4)	32,65,344	27,08,33,520

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 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 D 2 and 3 of Table D)**

If no, please mention the amount not deposited. **Rs. 27,08,33,520/-** (Refer Pt D 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	37,19,100	-
2	Total Deposits	12,68,56,091	27,26,25,278
3	Total Amount withdrawn	13,05,39,421	27,25,89,508
4	Closing Balance	35,770	35,770

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)- **(Refer Pt. 2 and 3 of Table D)**

If No, please provide the below details:-

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals

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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. 2 & 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	The project 'NEHRU NAGAR GURUPRASAD COOPERATIVE HOUSING SOCIETY LIMITED' initially operated without a RERA-designated bank account, and 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 was not a RERA-designated account. The RERA-designated bank account was subsequently opened in the financial year 2022-23 to comply with the regulatory requirements. Additionally, a customer receipt of Rs. 7,50,000 was mistakenly deposited into the RERA account of another project under the same entity.
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
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

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

Rahul P. Nahata
(Partner)
UDIN: 25116511BMJMTZ5649
Membership No. 116511

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Agreed and Accepted by:

Signature of the Promoter
Name: Asif Deraiya
Date: 12.02.2025

Deraiya Realtors Pvt. Ltd. Navi Mumbai