Agrawal Sharma & Associates
CHARTERED ACCOUNTANTS
203,Tank Plaza, Ambadevi Road,
AMRAVATI - 444 601
: 0721-2562512,
: ca_asa@rediffmail.com

ANNEXURE - F
FORM – 5
ANNUAL REPORT OF STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To
M/S. URJA INFRASTRUCTURE,
AMRAVATI

Subject: Report on the Statement of Accounts on project fund deposit, utilization, and withdrawal by **M/S. URJA INFRASTRUCTURE** for the period from **April-2023 to March-2024** with respect to the MahaRERA Registration Number - **P50300046902.**

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, Rate of Interest and Disclosures on Website) Rules, 2017.

2. I hereby have obtained all the necessary information and explanation from the Promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.

3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of **M/S. URJA INFRASTRUCTURE** for the period ended **as on 31st March, 2024** and hereby certify that:

A. Deposits:

Sr. No.	PARTICULARS	For this Fiscal Year	Total for this project till 31st March, 2024
1.	Total amount collected from the allottees	2,51,68,100.00	2,54,68,100.00
2.	% of the amount to be deposited as per the Act	70%	70%
3.	Amount to be deposited as per the Act (1*2)	1,76,17,670.00	1,78,27,670.00
4.	Total amount deposited in the Designated Bank Account	1,89,24,000.00	1,92,24,000.00
5.	% of the total amount deposited in the Designated Bank Account [(4)/(1)*100]	75.19%	75.48%
6.	Shortfall/(Excess) Deposit (3 – 4)	(13,06,330.00)	(13,96,330.00)

The amount collected/deposited at Sr. No. 1 & 2 shall not include the pass through charges and indirect taxes.

Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? - **YES**

If No, Please mention the amount not deposited.

AGRAWAL SHARMA & ASSOCIATES CHARTERED ACCOUNTANTS

Withdrawals:

Sr. No.	PARTICULARS	For this Fiscal Year	Total for this project till 31st March, 2024
1.	Opening Balance of the Designated Bank Account	7,208.37	-
2.	Total Deposits	2,02,81,001.00	2,32,12,514.00
3.	Total Amount Withdrawn	2,02,85,776.58	2,32,10,081.21
4.	Closing Balance	2,432.79	2,432.79

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, From-2 and Form-3 issued during the reporting period? – **NO**

If not, please provide the below details:

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawal
1.	21.03.2024	15,000.00
2.	16.03.2024	1,10,000.00
3.	15.03.2024	1,60,873.58

C. Utilisation:

I hereby certify that, the **M/S. URJA INFRASTRUCTURE** has utilized the amounts withdrawn from the designated bank account towards the project cost only, as specified in the act. – **YES**

If No, Please provide the below details:

Sr. No.	Date	Amount not utilized for the Project Cost
----------NA----------		

D. Any Qualifications/Observations of CA:

1.	The above-mentioned Information has been certified on the basis of the verification of the Books of Accounts and other Information and Documents as provided by the certificate seeker.
2.	The amount of Excess Withdrawal & Amount not utilized for the Project Cost has been calculated after the consideration of the 70%-30% deposit rule wherein there is no restriction for the use of 30% of the funds and subject to the restrictions specified for the use of balance 70% of the funds. And, Advances regarding the Shops, of which Part Occupancy Certificate has been issued, are not considered for the consideration of the 70%-30% deposit rule and 100% of the said amount has been withdrawn.
3.	For the purpose of calculation of Amount collected from Allottees, amounts received for the payments of Stamp Duty has not been considered.

Yours Faithfully
FOR AGRAWAL SHARMA & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN : 128033W

AGRAWAL SHARMA & ASSOCIATES CHARTERED ACCOUNTANTS

CA. AKHIL SHARMA
PARTNER (MRN : 121327)
PLACE : AMRAVATI
DATE : 14/01/2025
UDIN : 25121327BMLGOQ6044

Agreed And Accepted By
M/S. URJA INFRASTRUCTURE

(PARTNER)