VIDHANI VASWANI & CO
CHARTERED ACCOUNTANTS
7B FIRST FLOOR, BAJAJ WING MANGALWARI COMPLEX
SADAR NAGPUR 440001

FORM-5 (See Regulation 4)
ANNUAL REPOT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,

The Latesh Ramniklal Vora And Others ,Promoter of JAINAM HEIGHTS(Name of Project)**,LOCATED AT PLOT NO. 219-B CTS NO. 52,NAGPUR 440008**

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the -**Latesh Ramniklal Vora And Others** *(Name of the Promoter)*

for the period from **01-04-2021 to 31-03-2022** with respect to MahaRERA Regn. Number **P50500028257.**

1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017.

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

3 We hereby confirm that we have examined the prescribed register, books and documents, and the relevant records of M/s Latesh Ramniklal Vora And Others for the period ended on **31/03/2022** and hereby certify that :

Sr.No		Particulars	Amount Rs.	
			For this Fiscal Year	Total for this project till date
A		**Deposits :**		
	1	Total amount collected from Allottees	123,573,939.00	130,674,939.00
	2	% of amount to be deposited as per the Act	70.00%	70.00%
	3	Amount to be deposited as per the Act (1*2)	86,501,757.30	91,472,457.30
	4	Total amount depoited in the designated bank Account	123,573,939.00	130,674,939.00
	5	% of amount depoited in the designated bank Account (4/1*100)	100%	100%
	6	Shortfall / (Excess) Deposit (3-4) Refer Note no -1	(-37,072,181.70)	(-39,202,481.70)

Note :
1 **Amount In Bracket reflect the excess amount deposit in bank account by promoters**
2 **As Per Information provided to us Promoters have maintained Rera designated account for the Project with Kotak Bank.As Per Books of Accounts promoters have not maintained the separate 1) RERA collection account -in which All collection proceeds of the project are deposited ,2) RERA project account--in which 70% of the collected proceeds are transferred and 3) RERA operative account-in which 30% of the collected proceeds are transferred .Promoters are advised to comply with above requirement.**
3 **Total amount collected from Allottees at sr. no 1 is net of GST amount 1,01,35,051/-collected on sale and Advance from customer**

VIDHANI VASWANI & CO. CHARTERED ACCOUNTANTS NAGPUR

Sr.No		Particulars	Amount Rs.	
			For this Fiscal Year	Total for this project till date
B		**Withdrawals :**		
	1	Opening Balance of designated bank account	1,308,250.00	-
	2	Total Deposits (refer Note no -3)	275,752,694	285,423,694
	3	Total Amount withdrawn	258,753,668	267,116,418
	4	Closing Balance	18,307,277	18,307,277

Note : 4 As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period ?

Total Deposit Amount Includes Rs 123573939/- collected from from Allottees and Other sum desposited in bank Accounts during the period . As Per Form No 3 For the Period ended on 31.03.2022 total net amount that can be withdrawn from the Designated Bank Account is Rs. 37,66,62,637/-

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals
	N.A	NIL

C **Utilisation :**

We certify that the **Promoter** has utilized the amount withdrawn from designated bank account towards project cost only, as specified in the act.

If No, Please provide the below details -

Sr. No.	Date	Amount not utilized for the project cost
	N.A	NIL

D **Any qualification / observations by CA :**

Sr. No.	Qualification / Observation
	NIL

FOR VIDHANI VASWANI & CO
CHARTERED ACCOUNTANT

MAHESH G MAKHIJANI
(PARTNER)
(Membership No. :125041)

(UDIN :23125041BGWAYA5973)
Date 25-Mar-23

Agreed & Accepted by

FOR Latesh Ramniklal Vora And Others

Authorised Signatories
Date :
Place **NAGPUR**