



VIDHANI VASWANI & CO

CHARTERED ACCOUNTANTS

**7B FIRST FLOOR, BAJAJ WING MANGALWARI COMPLEX
SADAR NAGPUR 440001**

FORM-5 (See Regulation 4) ANNUAL REPORT 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 01-04-2022 to 31-03-2023 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 31/03/2023 and hereby certify that :			
Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
	Deposits :		
	1 Total amount collected from Allottees	18,61,86,961.00	31,68,61,900.00
	2 % of amount to be deposited as per the Act	70.00%	70.00%
A	3 Amount to be deposited as per the Act (1*2)	13,03,30,872.70	22,18,03,330.00
	4 Total amount deposited in the designated bank Account(Refer Auditor Qualification no-1 & 2)	18,61,86,961.00	31,68,61,900.00
	5 % of amount deposited in the designated bank Account (4/1*100)	100%	100%
	6 Shortfall / (Excess) Deposit (3-4) Refer Note no -1	(-5,58,56,088.30)	(-9,50,58,570.00)
Note : <ul style="list-style-type: none"> 1 Amount In Bracket reflect the excess amount deposit in bank account by promoters 2 Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes. 3 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 ?If no please mention the amount not deposited. 			



Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
B	Withdrawals :		
	1 Opening Balance of designated bank account	1,83,07,277	-
	2 Total Deposits (refer Note no -3)	18,61,86,961	47,16,10,655
	3 Total Amount withdrawn	20,41,06,961	47,12,23,379
	4 Closing Balance	3,87,277	3,87,277

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 ?

We certify that the Promoters of projects has utilized the amounts collected from the customer and the withdrawal from the designated bank account(s) * of the said project has been in accordance with the proportion to the percentage of completion of the project

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
1	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.Till the end of current financial year the expenditure incurred on project is more than amount received from customer.

FOR VIDHANI VASWANI & CO
CHARTERED ACCOUNTANT

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

(UDIN :)23125041BGWB8978
Date: 30 September 2023

Agreed & Accepted by

FOR Latesh Ramniklal Vora And Others

Authorised Signatories
Date :
Place NAGPUR

