R.A. DASWANI & CO.
CHARTERED ACCOUNTANTS
2ND FLOOR, ABOVE HOTEL SHRIRAM,
19, MAHARAJBAGH ROAD, SITABULDI,
NAGPUR-440001

CA.Rakesh Daswani
M.Com., F.C.A.

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For the Quarter ended on 31/03/2024 (Mar-2024)

ANNEXURE F
Form 5
(See Regulation 4)
ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY / FIRM)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE (On letter head)

Date: 26/09/2024

To,

VISHWAS CHOUKSEY,
Project Name: **UJRA HEIGHTS**
LASHKARIBAGH, NAGPUR MAHARAHSTRA

SUBJECT: Report on statement of Accounts on project fund deposit, utilization and withdrawal by **VISHWAS CHOUKSEY** for the period from **01-04-2023 to 31-03-2024** with respect to MahaRERA Regn Number **P50500030806.**

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 Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2017.

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2. I / We have obtained all necessary information and explanation from the Promoter, 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, book and documents, and the relevant record of (Promoter) for the period ended **31-03-2024** and hereby certify that:

A. Deposits:

		For this Fiscal year 01-04-2023 TO 31-03-2024	**Total for this project till date 14-09-2021 TO 31-03-2024**
1	Total amount collected from allottees	2,23,48,300	4,64,36,810
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	1,56,43,810	3,25,05,767
4	Total amount deposited in the Designated Bank Account	2,23,48,300	4,64,36,810
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6	Shortfall / Excess deposit (3-4)	(67,04,490)	(1,39,31,043)

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) :- **YES**

If No, Please mention the amount not deposited: - ------.

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B. Withdrawals

		For this Fiscal year 01-04-2023 TO 31-03-2024	Total for this project till date 14-09-2021 TO 31-03-2024
1.	Opening Balance of Designated Bank Account	3,016.05	1,08,959.50
2.	Total Deposits	4,20,84,233.00	9,98,64,495.00
3.	Total amount withdrawn	4,24,98,857.18	10,01,73,175.73
4.	Closing Balance	4,17,640.23	4,17,640.23

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 Form1, Form 2 and Form 3 issued during the reporting period ?(Yes/ No) : YES

If No, Please provide the below details:-

S no.	Date of withdrawal	Amount of Excess withdrawals
1.		

C. Utilization

I/ We certify that, the **VISHWAS CHOUKSEY** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, please provide the below details:-

S. No.	Date	Amount not utilized for Project Cost
1.		

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D. Any Qualifications/ Observations of CA

1.	Customer receipt is deposited in Overdraft Account (O.D.) maintain by promoter.
2.	
3.	
4.	

Yours faithfully,
FOR R A DASWANI & COMPANY
Chartered Accountants



CA RAKESH DASWANI
PARTNER
Membership Number: - 128722
UDIN NO. :- **24128722BKCXEL6469**
Date:- 26.09.2024

Agree And Accepted by:

VISHWAS UMESH CHOUKSEY
Digitally signed by VISHWAS UMESH CHOUKSEY
Date: 2025.03.08 17:25:43 +05'30'

Signature of promoter
Name: **VISHWAS CHOUKSEY**
Date: 26/09/2024