ANKITA A. MUTHA
M.COM, A.C.A, CS, LLB
CHARTERED ACCOUNTANT

Annexure F
FORM 5

(see Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
M/s Viraj One,
4th Floor,Divine Tej Building, Thatte Nagar, College Road
Nashik-422005

SUBJECT: Report on Statement of Accounts on project fund deposit, Utilization and Withdrawal by For the period from **01/04/2023** to **31/03/2024** with respect to MahaRERA Regn Number **P50500049689.**

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. 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 registers, books and documents, and the relevant records of **M/s Viraj One** for the period ended and hereby certify that:

A. Deposits:

		For this fiscal year	Total for this project
1.	Total amount collected from allottees	7,37,87,157	7,46,04,157
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as Per act(1*2)	5,16,51,009	5,22,22,910
4.	Total amount deposited in the Designated Bank Account	5,16,51,009	5,22,22,910
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70%	70%
6.	Shortfall/Excess deposit(3-4)	Nil	Nil

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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

B. Withdrawals

		For this Fiscal year	Total for this project till Date
1.	Opening Balance of Designated Bank Account	0	0
2.	Total Deposits	5,16,51,009	5,22,22,910
3.	Total amount withdrawn	5,16,47,538	5,22,19,438
4.	Closing Balance	3,472	3,472

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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. Utilisation

We certify that, the **M/s Viraj One** 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	We have relied on the books of accounts prepared by the Promoters till 31.03.2024.
2	For the Purpose of determining Utilization as per Table C, we have compared the Project Cost incurred with the seventy percent of collections received from the customers for the Project till 31 March 2024 and where the project cost incurred is higher than the seventy percent of collections it is accepted that the promoter has utilized the money collected from customers only for that Project.
3	The promoters have obtained Form 4 dated 07.08.2023 from the Project Architect Dhawal Harshe, however the same is accepted by Maharera on 03.05.2024 (based upon a mail received from Maharera) and hence the period covered by our certificate is 01.04.2023 to 31.3.2024
4.	The amount reported in Sr No 1 of Table A and Sr no 2 of Table B excludes excess funds deposited by Promoters and receipts against cancelled Units Similarly the amount reported at Sr no 3 of Table B excludes amount withdrawn from designated accounts towards excess funds deposited by Promoters and deposits in relation to cancelled Units.
5.	The Promoter has made payments directly from Designated Account to suppliers/Capital introduced and such payments are considered as withdrawals from designated account.

Yours Faithfully,

MRS. ANKITA A. MUTHA M.No. 142188 CHARTERED ACCOUNTANT

CA Ankita.A.Mutha
Membership Number:142188
UDIN: 24142188BLAKWB5378
Date: 30 September 2024
Place: Nashik

Agreed and accepted by:

Signature of Promoter:
Name:
Date:

VIRAJ ONE
Partner Partner