P. R. Vora & Associates

CHARTERED ACCOUNTANTS

PRATIK R. VORA
B.Com., F.C.A.

Date:- 30/10/2023

Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
Ellora Asian Realty Pvt Ltd
703 A, Skyline Epitome
Kirol Road, Vidyavihar West
Nr Jolly Gymkhana
Kurla-400 086

SUBJECT: Report on statement of Accounts on project fund deposit, utilization and withdrawal by Ellora Asian Realty Private Limited for the period from 01.04.2022 to 31.03.2023 with respect of MahaRERA REGN Number P52100020384.

1. This certificate is issued in accordance with the provisions of the real estate(Regualtion 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 onWebsite) Rules, 2017
2. I have obtained all 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 examinated the prescribed register, books and documents and the relevant records of Ellora Asian Realty Private Limited for the period ended 31.03.2023 and hereby certify that:

A. Deposits

		For this Fiscal year	Total for this Project till date
1	Total amount collected from allottees	14,59,79,820.00	27,93,14,661.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act(1*2)	10,21,85,874.00	19,55,20,262.70
4	Toatal amount deposited in the Designated Bank Account	13,28,53,989.80	22,89,71,391.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	91%	82%
6	Excess deposit (3-4)	(3,06,68,115.80)	(3,34,51,128.30)

The required proportion of money collected from allottees of the project units ,as specified in the act, is deposited in the Designated RERA Bank Account.

B. Withdrawals

		For this Fiscal year	Total for this Project till date
1	Opening Balance of Designated Bank Account	21,98,873.60	-
2	Toatal Deposits	13,28,53,989.80	22,89,71,391.00
3	Total amount withdrawn	13,50,52,863.40	22,89,71,391.00
4	Closing Balance	-	-

As Specified in the Act , all the amounts withdrwan 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.

1 Form 1 issued on 31.03.2023 by Shekhar Kokane
2 Form 2 issued on 31.03.2023 by Mohit Sudhakar Chaudhari
3 Form 3 issued on 28.07.2023 by H M Shah & Associates

C. Utilisation

We certify that ,the Ellora Asian Realty Private Limited has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act.

D.Any Qualifications/Observations of CA

1	The Company have maintained RERA account upto march 2021 in Saraswat bank and currently they have maintained in IDBI Bank.
2	The company has deposited Amount received on the account of units of project Privia Prestige for which part occupation certificate has been received.

Agreed and Accepted by:
Ellora Asian Realty Private Limited

Director Name: Dhaval Bhanushali
Date: 30/10/2023

ELLORA ASIAN REALTY PRIVATE LIMITED

Yours Faithfully,
For P.R. Vora & Associates
Chartered Accountants

P.R. VORA & ASSOCIATES
M. No. 117618
CHARTERED ACCOUNTANTS

Pratik Ramesh Vora
Proprietor
(Membership No:-117618)
UDIN:-23117618BGRNGG4678