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

P.R. Vora & ASSOCIATES

CHARTERED ACCOUNTANTS

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 20/12/2024

To,
Ellora Asian Realty Private Limited
703 A, Skyline Epitome,
Kirol Road, Vidyavihar West,
Near Jolly Gymkhana, Kurla-400 086.
PAN: AACCE3405C.

SUBJECT: Report on statement of Accounts on project fund deposit, utilization and withdrawal by **Ellora Asian Realty Private Limited** for the period from **01.04.2023 to 31.03.2024** with respect to MahaRERA REGN Number P52100020384.

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 firm, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed register, books and documents and the relevant records of **Ellora Asian Realty Private Limited** for the period ended **31.03.2024** and hereby certify that:

A) Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Total amount collected from allottees	28,95,48,744.00	56,88,63,405.00
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	20,26,84,120.00	39,82,04,384.00
4	Total amount deposited in the designated Bank Account	22,00,51,765.00	44,90,23,156.00
5	% of Amount deposited in Designated Bank Account [(4)/ (1) *100]	76%	79%
6	Shortfall/(Excess) Deposit (3-4)	-1,73,67,644.00	-5,08,18,772.00

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?

Ans: Yes

If No. Please mention the amount not deposited-

B) Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	22,00,51,765	44,90,23,156.00
3	Total amount withdrawn	22,00,51,765	44,90,23,156.00
4	Closing Balance	-	-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

Ans: Yes.

1. Form 1 is issued as on 31.03.2024 by Shekhar Kokane
2. Form 2 issued as on 31.03.2024 by Mohit Sudhakar Chaudhari
3. Form 3 issued as on 08.05.2024 by H. M. Shah & Associates



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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 Qualification /Observation:

The Promoter has deposited 100% booking collected from allottees in rera account and withdraws expenses towards project cost from that account only.

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

P.R. Vora & Associates ★ M. No. 117618 ★ Chartered Accountants

Name: Pratik Ramesh Vora
Proprietor
Membership No.: 117618
Place: Ghatkopar
UDIN: 25117618BMITGA8373

Agreed and Accepted by:
Ellora Asian Realty Private Limited

ELLORA ASIAN REALTY PRIVATE LIMITED

Director Name: Dhaval Bhanushali
Date: 20.12.2024