



Annexure F
Form 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,

The M/S VPM JAIRAJ DEVELOPERS AT Plot No 4/2/4/4/4/5/4/6, Bhiwandi Municiple Corporation, Bhiwandi, Thane- 421308.

SUBJECT: Report on Statement of Accounts on project fund deposit. utilization and withdrawal by M/S VPM jairaj Developers for the period from 20-04-2022 To 31-03-2023 with respect to Maha RERA Regn Number : P51700034679

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. I/We have obtained all necessary information and explanation ion front 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, books and documents, and the relevant records of M/S VPM JAIRAJ DEVELOPERS 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	16,11,250	16,11,250
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	11,27,875	11,27,875
4.	Total amount deposited in the Designated Bank Account (Out Of amount collected from allottees)	11,29,879	11,29,879
5.	% of Amount deposited in Designated BankAccount $[(4)/(1)*100]$	70%	70%
6.	Shortfall/Excess deposit (3-4)	NIL	NIL



Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

Note 1: The deposit received on 31-03-2023 for Rs 500,000 was lying as a closing balance in RERA collection account and same has not been transferred to RERA designated Account. Hence the balance of Rs 500,000 was not considered in above working.

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.

Withdrawals

		For this fiscal year	Total for this project till date
1.	Opening balance of Designated Bank Account	3,100	3,100
2.	Total Deposits	271,73,380	271,73,380
3.	Total Amount Withdrawn	270,65,622	270,65,622
4.	Closing Balance	110,858	110,858

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit 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: -

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawal

B. Utilization

I certify that, the M/s VPM Jairaj Developers 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: -

Sr. No.	Date	Amount not utilized for Project Cost

Refer no : 4

Note

C. Any Qualifications / Observations of CA

1.	This certificate is being issued for RERA compliance upon request from M/s VPM Jairaj Developers, a partnership firm.
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2.	The certificate is based on the records and documents produced before me and explanations provided to me by the partners of the firm.														
3.	The project Sairaj Heights is ongoing project and started in the year 2014. The promoter has obtained the RERA registration w.e.f 20-04-2022 and certificate is based on the transaction entered by the firm after the date of the registration. Transactions prior to the date of registration are not verified by me.														
4.	<p>The partnership firm has opened the RERA account from the date 20-04-2022. We have observed that partners have deposited in RERA designated account to meet their construction cost to the extent of 260,43,501 /- either their own capital contribution or from borrowed fund and utilised the same for construction .</p> <p>Our observation about operation of RERA designated account are as under.</p> <table border="1"> <thead> <tr> <th>Particulars (period 20-04-2022 to 31-03-2023)</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Total collection received from customer</td> <td>16,11,250</td> </tr> <tr> <td>Amount required to deposit in RERA account</td> <td>11,27,875</td> </tr> <tr> <td>Amount deposited out of collection received from Customer</td> <td>11,29,879</td> </tr> <tr> <td>Amount deposited by Partner as Capital Introduction in RERA designated account</td> <td>260,43,501</td> </tr> <tr> <td>Total amount withdrawn from RERA designated account</td> <td>270,65,622</td> </tr> <tr> <td>Total amount utilized for construction purpose out of the amount withdrawn.</td> <td>258,20,622</td> </tr> </tbody> </table> <p>As amount deposited by partner in RERA designated account as their own contribution is higher than amount utilized by partners for purpose other than construction, we treat that the entire amount withdrawn from RERA designated account is utilized for construction purpose only.</p>	Particulars (period 20-04-2022 to 31-03-2023)	Amount	Total collection received from customer	16,11,250	Amount required to deposit in RERA account	11,27,875	Amount deposited out of collection received from Customer	11,29,879	Amount deposited by Partner as Capital Introduction in RERA designated account	260,43,501	Total amount withdrawn from RERA designated account	270,65,622	Total amount utilized for construction purpose out of the amount withdrawn.	258,20,622
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Yours Faithfully,

For, UMANG DEDHIA & CO
CHARTERED ACCOUNTANTS

FRN: 143690W



U.J. Dedhia

PROPRIETOR M. NO. 175071

Place: Mulund

DATE: 26-09-2023

UDIN: 23175071BGTNGC7996

For VPM JAIRAJ DEVELOPERS

[Signature]

Partner/Authorised Signatory

Agreed and Accepted by:

For, M/S VPM JAIRAJ DEVELOPERS

Signature of Promoter

Name: SHRI ASHIT SHAH

Date: 26-09-2023

