



Annexure F

FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 19th August, 2023

To,
MAHA RERA AUTHORITY,
6th Floor, Housefin Bhavan,
Plot No C-21, E Block,
BKC, Bandra (East),
Mumbai - 400051

Name of Promoter and Address:
The Raxon Developers LLP
(Formerly known as Neelam Realty LLP)
Office No. 412, 4th Floor, Hubtown Solaris,
N.S. Phadke Marg, Andheri (East),
Mumbai - 400069.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Raxon Developers LLP** for the period from 11th April, 2022 to 31st March, 2023 with respect to **Project: Raxon Aura** and **MahaRERA Registration Number: P51800034503**.

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.

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.

We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of Raxon Developers LLP for the period ended 31st March, 2023 and hereby certify that:



A. Deposits:

(Amount in INR)

Sr. No.	Particulars	For this Fiscal Year 2022-23	Total for this project till 31 st March, 2023
1.	Total amount collected from Allottees	Nil	Nil
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	Nil	Nil
4.	Total amount deposited in the Designated Bank Account	Nil	Nil
5.	% of Amount deposited in Designated Bank Account [4 / 1*100]	----	----
6.	Shortfall / (Surplus) Deposit (3-4)	Nil	Nil

Amount collected / deposited at Sr. No.1 and 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)

If No, please mention the amount not deposited: **Not Applicable**

B. Withdrawals

Sr. No.	Particulars	For this Fiscal Year 2022-23	Total for this project till 31 st March, 2023
1.	Opening Balance of Designated Bank Account	Nil	Nil
2.	Total Deposits	1,000/-	1,000/-
3.	Total amount withdrawn	1,000/-	1,000/-
4.	Closing Balance	Nil	Nil

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)



If No, Please provide the below details:-

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
Not Applicable		

C. Utilisation:

We certify that, the Rexion Developers LLP has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.
(Yes / No)

If No, please provide the below details:-

Sr. No.	Date	Amount not utilised for Project cost
Not Applicable		

D. Any Qualifications / Observations of CA

Sr. No.	Particulars
1.	Refer Para B: There is no allottee / sale to any intending purchaser of the sale Flat in the Project yet. One of the existing member Mr. Manmohan Gadodia has deposited about INR 64,00,000/- in the Designated Bank Account and in any case Mr. Manmohan Gadodia has executed in personal capacity as member of the Society the Second Supplemental Agreement with the Promoter (Rexion Developers LLP) to do Joint Development Agreement with Anaya Infrastructure Private Limited.
2.	
3.	
4.	

Agreed and Accepted by:

Signature of Promoter:

Name:

Designation:

Place: Mumbai

Date: 19th August, 2023



Yours Faithfully,

For Sanket R Shah & Associates
Chartered Accountant

Signature of Sanket Shah

Proprietor

M. No.: 152369

UDIN: 23152369BGUOUX2998

