

M. A. GORE & Co.

Chartered Accountants



2, Atye Avenue, Plot No. 14, Dombivli CHS Ltd, Tandon Cross Lane, Ram Nagar, Dombivli (East) - 421201.

☎ : 9322299489

Email : maheshgore@gmail.com

Form-5

(See Regulation-4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

WESTERN INDIA STEEL INDUSTRIES

133, Pokhran Road No 2,

Thane - 400601.

Subject - Report on Statement of Accounts on project fund deposit, utilisation and withdrawal by

WESTERN INDIA STEEL INDUSTRIES for the period from 17/01/2022 to 31/03/2023

with respect to ASHAR AXIS having MahaRERA Registration No. P51700032665
project

- 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 Websites) Rules, 2017.
- 2 We have obtained all necessary information and explanations from the Promoter, during the closure 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

WESTERN INDIA STEEL INDUSTRIES for the period ended 31/03/2023 and hereby certify that :

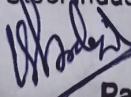
A. Deposits :

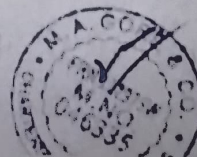
Sr No	Particulars	For this Fiscal Year	Total for this project till date
		2022-23	31/03/2023
1	Total Amount Collected from allottees	113,270,299.50	129,027,210.50
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 * 2)	79,289,209.65	90,319,047.35
4	Total amount deposited in the Designated Bank Account	79,289,044.45	90,318,882.15
5	% of amount deposited in Designated Bank Account [4 / 1 * 100]	70%	70%
6	Shortfall / Excess deposit (3 - 4)	165.20	165.20

* Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges including TDS 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)

For Western India Steel Industries,


Partner.



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Yes

Refer Note No 2

If No,

The amount not Deposited N.A.

B. Withdrawals :

Sr No	Particulars	For this Fiscal Year	Total for this project till date
		2022-23	31/03/2023
1	Opening Balance of Designated Bank Account	11,029,837.70	-
2	Total Deposits	79,289,044.45	90,318,882.15
3	Total Amount Withdrawn	87,586,111.00	87,586,111.00
4	Closing Balance	2,732,771.15	2,732,771.15

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 Form1, Form 2 and Form 3 issued during the reporting period? (Yes / No)

Yes. Refer Note No 4

If No, details are as follows :

Sr.	Date of withdrawal	Amount of excess withdrawal
1	N.A.	N.A.
2	N.A.	N.A.

C. Utilisation :

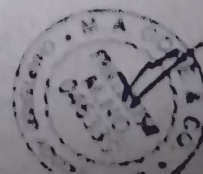
We certify that, the promoter **WESTERN INDIA STEEL INDUSTRIES** has utilised the amounts withdrawn from the designated bank account towards project cost only, as specified in the act.

If No, details are as follows :

Sr.	date	Amount not utilised for Project Cost
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For Western India Steel Industries.

Partner.



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1	N.A.	N.A.
2	N.A.	N.A.

D. Any Qualification / Observations of CA

Sr No	Particulars
1	Cost incurred for land is considered as ASR value as on date of project registration of under MahaRERA i.e as on 17/01/2022.
2	Bank account number 50200064186032 is RERA designated bank account. Net Deposit in this account is short by Rs. 165.20 of 70% of the gross collection amount on account of Bank charges deducted by bank from gross collection account.
3	Gross amount of Rs. 1332280/- is refunded by the firm on account of cancellation of booking. The amount was originally deposited in gross collection account but repaid from other bank account. Thus effective withdrawals should be 87586111 less 70% of Rs. 1332280/- (i.e. 932596)= Rs. 86653515. But the same is not considered to match bank balance in RERA designated bank account.
4	For the purpose of this certificate, we have relied on Form No 3 dated 21/07/2022 issued for first quarter of F Y 2022-23

Yours Faithfully,

FOR M. A. GORE & CO.
CHARTERED ACCOUNTANTS
FRN 112375W

M. A. GORE
(PROPRIETOR)
M. NO. 046335

Date :

27/09/2023

UDIN -

23046335-BG4MVF6299



Agreed and accepted by

For Western India Steel Industries.

Signature of Promoter
Name :

Partner.

Place : Thane

Date : 29/09/2023