

KAILASH CHAND JAIN & CO. (Regd.)
CHARTERED ACCOUNTANTS

Phone : 022-22009131
022-22065373
022-22005373
Fax : 022-22089978

“Edena” 1st Floor,
97, Maharshi Karve Road,
Near Income Tax Office,
Mumbai – 400 020.

e-mail : mail@kcjainco.com, kcjainco@gmail.com

To,
Modirealty Developers Pvt Ltd

This certificate is issued with reference to the Report on Statement of Accounts on project fund deposit utilization and withdrawal by Modirealty Developers Pvt Ltd for the period from 01.04.2022 to 31.03.2023 with respect to MahaRERA Regn Number P51800047278.

Management’s Responsibility

The accompanying Statement, including the creation and maintenance of all accounting and other records supporting its contents, is solely the responsibility of the Management of the Company. The Company’s Management is also responsible for ensuring that the Company complies with the requirements in accordance with the all applicable guidelines.

Our Responsibility

It is our responsibility to certify based on our examination of the books of account and other records of the Company for FY 2022-23. We conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

Opinion

On the basis of documents and records produced before us by the management of the Company, we hereby certify Statement of Accounts on project fund deposit utilization and withdrawal by Modirealty Developers Pvt Ltd for the period from 01.04.2022 to 31.03.2023 with respect to MahaRERA Regn Number P51800047278 as per Annexure-F.

Restriction on Use

This certificate has been issued at the request of the Company, for submission to Maharashtra Real Estate Regulatory Authority only. Our certificate should not be used for any other purpose or by any person other than the addressees of this certificate. Accordingly, we do not accept or assume any liability or duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

For Kailash Chand Jain & Co.
Chartered Accountants
Firm Reg. No.: 112318W

Yash Singhal
Partner
Mem. No.: 159392
UDIN: 24159392BKCRLH3822

Place: Mumbai
Date: 06/03/2024

Branches: 819, Laxmi Deep Bldg., Laxmi Nagar District Centre, Laxmi Nagar Delhi – 92. Ph. : 011-46081818 email : delhi@kcjainco.com
227, Starlit Tower, 29, Yeshwant Niwas Road, Indore – 452 001. Ph. : 0731 – 2547979 email : indore@kcjainco.com
House 25, G.T. Capital Home, Bihiyee Science Centre, Saddu, Raipur, Chhattisgarh – 492 014. email : raipur@kcjainco.com
5-A. 162, Aashirwad Complex, Maharana Pratap Nagar, Zone-1, Bhopal, Madhya Pradesh- 462 011. email: bhopal@kcjainco.com

KAILASH CHAND JAIN & CO. (Regd.)
CHARTERED ACCOUNTANTS

Phone : 022-22009131
022-22065373
022-22005373
Fax : 022-22089978

"Edena" 1st Floor,
97, Maharshi Karve Road,
Near Income Tax Office,
Mumbai – 400 020.
e-mail : mail@kcjainco.com, kcjainco@gmail.com

Annexure F
FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 06/03/2024

To,
The Modirealty Developers Pvt Ltd
701, Prem Sagar,
Juhu Scheme
Near Mithibai College,
Vile Parle (West)
Mumbai – 400 056

SUBJECT: Report on Statement of Accounts on project fund deposit utilization and withdrawal by Modirealty Developers Pvt Ltd for the period from 01.04.2022 to 31.03.2023 with respect to MahaRERA Regn Number P51800047278

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 Promoter, during the course 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 Modirealty Developers Pvt Ltd for the period ended 31-03-23 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For the financial year 01-4-2022 to 31-03-2023	Total for this project till 31-03-2023
1.	Total amount collected from allottees	6,31,81,284.00	6,31,81,284.00
2.	% of amount to be deposited as RERA Act	70.00%	70.00%
3.	Amount to be deposited as per act (1*2)	4,42,26,898.80	4,42,26,898.80
4.	Total amount deposited in the Designated Bank Account	4,42,26,898.80	4,42,26,898.80

Branches: 819, Laxmi Deep Bldg., Laxmi Nagar District Centre, Laxmi Nagar Delhi – 92. Ph. : 011-46081818 email : delhi@kcjainco.com
227, Starlit Tower, 29, Yeshwant Niwas Road, Indore – 452 001. Ph. : 0731 – 2547979 email : indore@kcjainco.com
House 25, G.T. Capital Home, Bihiyee Science Centre, Saddu, Raipur, Chhattisgarh – 492 014. email : raipur@kcjainco.com
5-A. 162, Aashirwad Complex, Maharana Pratap Nagar, Zone-1, Bhopal, Madhya Pradesh- 462 011. email: bhopal@kcjainco.com

KAILASH CHAND JAIN & CO. (Regd.)
CHARTERED ACCOUNTANTS

Phone : 022-22009131
022-22065373
022-22005373
Fax : 022-22089978

“Edena” 1st Floor,
97, Maharshi Karve Road,
Near Income Tax Office,
Mumbai – 400 020.

e-mail : mail@kcjainco.com, kcjainco@gmail.com

5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70.00%	70.00%
6.	(Shortfall)/Excess deposit* (3-4)	(0.00)	(0.00)

Amount collected/deposited at Sr. No. 1 & 3, 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

If No. Please mention the amount not deposited – NA

B. Withdrawals

Sr. No.	Particulars	For the financial year 01-4-2022 to 31-03-2023	Total for this project till 31-03-2023
1.	Opening Balance of Designated Bank Account	0	0
2.	Total Deposits	4,42,26,898.80	4,42,26,898.80
3.	Total amount withdrawn	4,42,26,898.00	4,42,26,898.00
4.	Closing Balance	0.80	0.80

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

If No, Please provide the below details: -

S.NO.	Date of withdrawal	Amount of Excess Withdrawals

C. Utilisation

We certify that, the Modirealty Developers Pvt Ltd 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:-

S.NO.	Date	Amount not utilised for Project Cost

KAILASH CHAND JAIN & CO. (Regd.)
CHARTERED ACCOUNTANTS

Phone : 022-22009131
022-22065373
022-22005373
Fax : 022-22089978

“Edena” 1st Floor,
97, Maharshi Karve Road,
Near Income Tax Office,
Mumbai – 400 020.

e-mail : mail@kcjainco.com, kcjainco@gmail.com

D. Any Qualifications / Observations of CA

1.	NIL
2.	
3.	
4.	

For Kailash Chand Jain & Co.
Chartered Accountants
Firm Reg. No.: 112318W

Yash Singhal
Partner
Mem. No.: 159392
UDIN: 24159392BKCRLH3822
Place: Mumbai
Date: 06/03/2024

Agreed and Accepted by:

Signature of Promoter

Name: Keshav Modi

Date: 06/03/2024