



G.S. Jha & Co.
Chartered Accountants

Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: -13/09/2023

To,
RNA Builders (NG),
Fort

Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by RNA Builders (NG) for project N G VALENCIA PHASE I for the year from 01/04/2022 to 31/03/2023 with respect to MahaRERA Number P51700015519.

1. This Certificate is issued in accordance with the provisions of 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 & 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 & Documents, and the relevant records of for the year ended 31st March 2023 and hereby certify that:

A. DEPOSITS

(Amount in crores)

		For this Fiscal Year	Total for this Project till date i.e 31 st March 2023
1.	Total amount collected from allottees	0.34	1.53
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	0.24	1.07
4.	Total amount deposited in the Designated Bank Account i.e 70 % account.	0.24	1.07
5.	% of Amount deposited in the Designated Bank Account [(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 & Indirect taxes.

Has the required proportion of the 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, then please mention the amount not deposited _____ NA _____.

B. WITHDRAWALS

		(Amount in crores)	
		For this Fiscal Year	Total for this Project till date
1.	Opening balance of Designated Bank Account (70%)	0.002	0
2.	Total Deposits	0.24	1.07
3.	Total Amount Withdrawn	0.24	1.07
4.	Closing Balance (70%)	0.003	0.003

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, and Form 3 Issued during the reporting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

Yes*

If no please provide the below details - NA _____

S. No.	Date of withdrawal	Amount of Excess Withdrawals

C. UTILISATION

We certify that, the RNA Builders (NG) has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act.

If no please provide the below details- NA _____

S. No.	Date	Amount not utilised for Project Cost

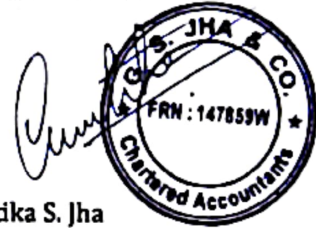


D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1.	Amounts taken in this report is based on all the Form 3 issued by the CA in practise and audited financials of the firm.
2.	*Rera account of 100% has been maintained for the project and all the amount deposited and withdrawn are considered 70% of the designated 100% account of the project.
3.	Amount incurred column has been extracted from the provisional management accounts, the same has been certified by the key management personnel of the group.
4.	Pass through charges or indirect taxes not included in incurred cost of the project.
5.	Amount has been regrouped and rearranged based upon records/documents available with the company to meet the disclosure requirement of RERA as far as possible.

Yours faithfully,

ForGS JHA & Co.
Chartered Accountants



Geetika S. Jha
Partner
FRN: 147859W
MRN:157762
UDIN:23157762BGVZXM8522
Date:13th September 2023

Agreed and accepted by:


Signature of Promoter
Name:Narinderpal Gupta
Date:13th September 2023