

To,
M/s Suraj Estate Developers Limited
301, 3rd Floor, Aman Chambers,
Near Century Bazar, Prabhadevi,
Mumbai - 400025.

Subject: Report on Statement of Accounts on project fund utilization and withdrawal by M/s Suraj Estate Developers Limited ("Promoter") for the period from 1st April 2022 to 31st March 2023 with respect to **Project "Ave Maria - FP 822"** bearing MahaRERA Registration Number - P51900021954.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra State Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of Real Estate Agents, Rates of Interest and Disclosure's on Websites) Rules, 2017.
2. We have obtained all necessary information and explanations 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 of Accounts and documents and the relevant records of the Promoter for the period ended 31st March 2023 and hereby certify that:

A. Deposits

(Amount in Lakhs)

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	970.51	6,369.16
2.	% of amount to be deposited as per act	70.00%	70.00%
3.	Amount to be deposited as per act (1*2)	679.36	4,458.41
4.	Total amount deposited in the Designated Bank Account.	679.79	4,458.41
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100].	70.05%	70.01%
6.	Shortfall / (Excess) deposit (3-4)	(0.44)	(0.44)

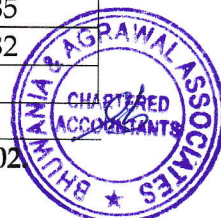
Amount collected/ deposited at Sr.No.1 & 2, shall not include pass through charges and indirect taxes.

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

B. Withdrawals

(Amount in Lakhs)

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	121.18	-
2.	Total Deposits	679.79	4,458.85
3.	Total amount withdrawn	800.94	4,458.82
4.	Closing Balance	0.03	0.03



As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

C. Utilisation

We certify that M/s Suraj Estate Developers Limited has utilized the amounts collected for the project only for that project and the withdrawal from the designated bank account(s) of the project has been in accordance.

This Certificate is issued on the request of the Management of the Company, based on the examination of the Books of Accounts and other relevant records produced before us. This Certificate does not constitute an audit, due diligence exercise or validation of the financial statements of the Company.

For BHUWANIA & AGRAWAL ASSOCIATES

(Chartered Accountants)

(Firm Registration no. 101483W)

Shubham



Shubham Bhuwania

(Partner)

Membership No. : 171789

UDIN : 23171789BGWCRN8718

Certificate No. : Sept/23/C-017

Date : 26/09/2023

Place : Mumbai