



MANISH K RAMAWATI AND COMPANY

Harmu Housing Colony, Harmu, Ranchi, Jharkhand Pin- 834002

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 14/03/2024

To,

M/s J B INFRA PROJECTS

Shop No 04 Jay Jaywanti Chs

Plot No 8 Sector 15A

New Panvel East Panvel 410206

Project Name: J B OPERA

Address: Survey No 102/3/A/3/B/2 at Adai Panvel 410206

SUBJECT:

Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s J B Infra Projects for Project named "J B OPERA" for the period from 01st April 2022 to 31st March 2023 with respect to MahaRERA Regn number P52000046774

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.

I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended 31st March 2023 and hereby certify that:

A. Deposits:

Sr No.	Particulars	For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	51,000	51,000
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	35,700	35,700
4	Total amount deposited in the Designated Bank Account	-	-
5	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	-	-
6	Shortfall/Excess deposit (3-4)	35,700	35,700

Amount collected/deposited at Sr. No. 1 & 4, shall not include pass through charges and indirect taxes.

Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? (Yes/No)

No

If No, Please mention the amount not deposited Rs. 51,000/-



B. Withdrawals:

Sr No.	Particulars	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	-	-
3	Total Amount withdrawn	-	-
4	Closing Balance	-	-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

Sr No.	Date of Withdrawal	Amount of Excess Withdrawals

C. Utilisation:

We do not certify that, the (Promoter) has utilized the amounts withdrawn from the designated bank account towards project cost only as specified in the act.

If No, please provide the below details:

Sr No.	Date	Amount not utilised for Project cost

D. Any Qualifications/Observations of CA

1	This Form 5 has been based on the details and documents produced
2	The promoter has not maintained separate RERA designated account for FY 2022-23

Yours Faithfully,
MANISH K RAMAWATI AND COMPANY
CHARTERED ACCOUNTANT

CA MANISH KUMAR
Membership No. 417886
UDIN- 24417886BKAMBE1921
DATE:- 14/03/2024



Agreed and Accepted by:


Promoter

Signature of Promoter

Name : M/s J B INFRA PROJECTS

Date: 14-03-24