



U D SHAH & ASSOCIATES(132704W)
URJITA DIPAL SHAH(140219)
A/504, VIJAY COMPLEX, NEAR VASNA BUS STAND, VASNA,
Ahmedabad City, Ahmedabad, 380007
Email: dipal406@gmail.com, Mobile: 9427318278

Form 5

[Regulation 4 read with section 4(2)(I)(D)] ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
RAJYASH INFRA SPACE
305, Mauryansh Elanza, Near Parekh Hospital, Shyamal Cross Road, Satellite, Ahmedabad
Ahmedabad, Gujarat 380015

I/We URJITA DIPAL SHAH PROPRIETOR of U D SHAH & ASSOCIATES the auditor, have examined books of accounts and all the relevant records of RAJYASH INFRA SPACE having PAN no. AAYFR1311D related to RAJYASH RAINS project (RERA registration no. PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA05181/010419) having site address as SURVEY NO. 546/2, OPP. AMC WATER PUMPING STATION, NERA RAJYASH REEVA, BEHIND G.B. SHAH COLLEGE, RAJYASH CITY, SOUTH VASNA, AHMEDABAD Ahmedabad, GUJARAT for year ending on 31/03/2021.

We have conducted our engagement and examination in accordance with the Standards on Auditing, Guidance Note on Reports or Certificates for Special Purpose and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

It is the primary responsibility of the Management of RAJYASH INFRA SPACE to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.

Period under Certificate: from 01/04/2020 to 31/03/2021

1. Whether separate RERA Bank Account has been opened as envisaged in Gujarat RERA Bank Account Direction, 2018?

YES

1.1. Whether the existing operational bank account was made known at the time of application for registration as RERA Bank Account?

YES

2. Details of RERA Bank Account as registered with Gujarat RERA (mention all the bank accounts if there

has been a change in Bank Account registered with RERA)

Sr. No.	1
Bank Name	Kotak Mahindra Bank
Branch Name	bodakdev
Account Name	RAJYASH INFRA SPACERAJYASH RAINS
Account Number	9713712262
Type of Account	RERA DESIGNATED
IFSC Code	KKBK0002582
Date of Account Opening	25/04/2019
Opening Balance Date	01/04/2019
Opening Balance	0
Deposit during the period	139165110
Withdrawal during the period	139165110
Closing Balance 31/03/2021	0

3. In case of change in RERA Bank Account as indicated above, whether due approval following prescribed documentation was taken from Gujarat RERA under the Gujarat RERA Bank Account Direction, 2018?

NOT CHANGED

4. Whether any of the Form 3 issued during the certificate period mandated deposit of 100% of the money collected from the booking of the project units (refer point 5 of Additional Information for Ongoing Project of Form 3)?

NO

5. Whether the required proportion of money collected from the allottees of the project units(as indicated in Form 3) deposited in the RERA Bank Account?

YES

6. Whether the project registration is as New or Ongoing project?

NEW

6.1. In case of New Project Registration, whether there was any booking taken prior to project registration?

NO

7. Whether all amounts withdrawn from RERA Bank Account were within the withdrawal limit as certified under the relevant form 3 issued during the reporting period?

Cumulative withdrawal limit on 31st March as at Sr. No. 6 of Form-3 (Rs.): 407338306

Cumulative withdrawal from separate A/C till 31st March (Rs.): 170438908

YES

8. Whether any fixed deposit was created out of funds deposited in RERA Account?

NO

9. Whether there has been any instance of receipt of consideration in excess of 10% of apartment value

without entering into a registered Agreement for Sale?

YES

9.1. If yes, please provide the information as below:

Sr.No.	Unit Number	Total Consideration	Amount received in excess of 10% till registered ATS executed
1	A502	Rs.4,000,000.00	Rs.3,600,000.00
2	B104	Rs.4,000,000.00	Rs.3,600,000.00
3	B201	Rs.4,000,000.00	Rs.3,300,000.00
4	B404	Rs.4,000,000.00	Rs.3,600,000.00
5	B502	Rs.4,000,000.00	Rs.2,680,000.00
6	C302	Rs.3,000,000.00	Rs.2,700,000.00
7	D501	Rs.3,000,000.00	Rs.2,700,000.00
8	D701	Rs.4,000,000.00	Rs.3,600,000.00
9	E701	Rs.4,000,000.00	Rs.3,600,000.00

10. Whether the project is executed by availing any loans/borrowing?

Estimated cost of Project (Rs.): 480000000

YES

10.1. If yes, please provide details as below:

Sr.No.	Name & Type of Lender	Amount of Loan Sanction(Rs)	Sanction Date	Loan outstanding as on end date	Collatera/Mortgage details
1	UNSECURED LOANS	Rs.86,746,435.00	01/04/2018	Rs.300,000.00	It is an unsecured Loan. The funds were utilized for construction and land acquisition. Further, the fund acquired till the time of BU permission has been considered only.

Total loan as % of Estimated cost of Project mentioned above: 18.07%

10.2. Whether the financial encumbrance is reported to Gujarat RERA?

YES

10.3. If yes to 10.2 above, whether promoter has mortgaged or created a charge on any booked unit?

NO

11. Whether any discrepancy noticed in forms 1, 2 and 3 with reference to their issuance in accordance with the RERA Act, rules and regulations?

NO

12. Please specify any other things which are not covered above.(Maximum 200 words)

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. Also I/We have attached herewith the copies of Financial Statements and Audit Report of the RAJYASH INFRA SPACE(Promoter Name) for the financial year ending on 31/03/2021 .

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of RAJYASH RAINS(Project) for the period ended and this certificate is being issued based on the records and documents produced before me and explanations provided to me by the management of the Promoter based on the verification of books of accounts till 31/03/2021 .

I/We hereby declare that, I/We or any of us/our associate have not issued RERA Form-3 for any of the projects of RAJYASH INFRA SPACE .

Place : Ahmedabad

Date : 27/12/2021

For,

Name Of CA Firm: U D SHAH & ASSOCIATES

Firm Reg. No. : 132704W

Name of Signature : URJITA DIPAL SHAH

Designation : Proprietor

(Signature and Stamps/Seal of the Signatory CA)

Membership Number: 140219

UDI Number: 21140219AAAADN6350

Full Address: A/504, VIJAY COMPLEX, NEAR VASNA BUS STAND, VASNA,
Ahmedabad City, Ahmedabad, 380007

Attachments:

balance sheet : BALANCE SHEET.pdf

profit AND LOSS : P & L.pdf

Not Applicable : P & L.pdf

Other Attachments:

NOTES TO AUDIT REPORT : NOTES OF RERA AUDIT_1640608544803.pdf