



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,
R S PROCON
1301, TITANIUM ONE, NEAR RAJPATH CLUB, BODAKDEV-THALTEJ ROAD, BODAKDEV-THALTEJ
Ahmedabad, Gujarat 380059

I/We URJITA DIPAL SHAH PROPRIETOR of U D SHAH & ASSOCIATES the auditor, have examined books of accounts and all the relevant records of R S PROCON having PAN no. ADCFS8795F related to STANZA project (RERA registration no. PR/GJ/AHMEDABAD/SANAND/AUDA/RAA00476/161017) having site address as STANZA ON F.P. NO. 50/1, SURVEY NO. 318/1, T.P.S. NO. 1(SHELA), SHELA Ahmedabad, GUJARAT for year ending on 31/03/2019 .

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 R S PROCON 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 01/04/2018 to 31/03/2019

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	PUNJAB NATIONAL BANK OF INDIA
Branch Name	S G ROAD BRANCH
Account Name	SAMARTH PROCON RERA ACCOUNT
Account Number	4948002100003997
Type of Account	RERA DESIGNATED
IFSC Code	PUNB0488900
Date of Account Opening	01/04/2018
Opening Balance Date	01/04/2018
Opening Balance	5089058
Deposit during the period	236142326
Withdrawal during the period	241231384
Closing Balance 31/03/2019	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?

ONGOING

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.): 479235685

Cumulative withdrawal from separate A/C till 31st March (Rs.): 336959677

YES

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

YES

8.1. If Yes, whether the fixed deposit is created with the same RERA account bank branch in compliance with para 5(ii) of Gujarat RERA Bank Account Direction, 2018?

YES

8.2. If Yes to 8 above, whether any lien is created on such fixed deposit in violation of para 5(ii) of Gujarat RERA Bank Account Direction, 2018 ?

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	C1202	Rs.4,012,500.00	Rs.1,682,083.00

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

Estimated cost of Project (Rs.): 761119108

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	GRUH FINANCE LTD	Rs.250,000,000.00	26/09/2018	Rs.232,161,798.00	Loan is secured by creating mortgage on Land at Survey No. 318/1 admeasuring about 142741.40 sq. ft at mouje shela taluka sanand along with all the construction thereon both present and future

2	unsecured loan	Rs.111,363,634.00	31/03/2019	Rs.111,363,634.00	unsecured loan is provided to firm however it is not possible for us to identify which loan has been used for the construction work and which has been used for other purpose in the absence of any confirmation from lender about the end use of fund. we have considered all the loan as used for construction purpose and the same is duly disclosed herewith which may differ on availability of evidence of end use of fund by promoter.
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Total loan as % of Estimated cost of Project mentioned above: 47.48%

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 R S PROCON(Promoter Name) for the financial year ending on 31/03/2019 .

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of STANZA(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 31/03/2019 .

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 R S PROCON .

Place : Ahmedabad

Date : 26/10/2019

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: 19140219AAAACN8197

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

Attachments:

audited : BS.pdf

audited : PL.pdf

not applicable : PL.pdf

Other Attachments:

NOTES BY THE AUDITOR : NOTES FOR RERA_1572099924487.pdf