



B SHAH AND ASSOCIATES(109491W)
SHAH BHARATKUMAR MANHARLAL(041442)
B.SHAH & ASSOCIATES, 09/10-PARMANAND PLAZA, THOL ROAD, KADI,
Kadi,Mehsana,382715
Email: SHAH_ASSO@YAHOO.CO.IN, Mobile: 9825628475

Form 5

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

To,
Raama Infratech
Nr MArY land party plot, sama savli road, Vemali, Vadodara - 390024
Vadodara, Gujarat 390024

I/We SHAH BHARATKUMAR MANHARLAL PROPRIETOR of B SHAH AND ASSOCIATES the auditor, have examined books of accounts and all the relevant records of RAAMA INFRATECH having PAN no. AAUFR2194J related to RAAMA ETERNIA project (RERA registration no. PR/GJ/VADODARA/VADODARA/Others/RAA00583/A1R/EX1/300519) having site address as Nr MArY land party plot, sama savli road, Vemali, Vadodara - 390024 Vadodara, 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 RAAMA INFRATECH 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?

NO

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	STATE BANK OF INDIA
Branch Name	SAMA SAVLI ROAD VADODARA
Account Name	RAAMA INFRATECH
Account Number	35878364471
Type of Account	CURRENT ACCOUNT
IFSC Code	SBIN0013553
Date of Account Opening	30/06/2017
Opening Balance Date	01/04/2020
Opening Balance	0
Deposit during the period	0
Withdrawal during the period	0
Closing Balance 31/03/2021	0
Sr. No.	2
Bank Name	STATE BANK OF INDIA
Branch Name	SPECIAL COMMERCIAL BRANCH VADODARA
Account Name	RAAMA INFRATECH RAAMA ETERNIA RERA
Account Number	38244527539
Type of Account	RERA ACCOUNT
IFSC Code	SBIN0004086
Date of Account Opening	14/02/2019
Opening Balance Date	01/04/2020
Opening Balance	486500
Deposit during the period	9510200
Withdrawal during the period	9996700
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?

YES

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.): 155564843

Cumulative withdrawal from separate A/C till 31st March (Rs.): 98654396

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?

NO

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

Estimated cost of Project (Rs.): 177360000

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	STATE BANK OF INDIAN	Rs.49,000,000.00	30/06/2017	Rs.23,000,000.00	Mortgage deed attached here with

Total loan as % of Estimated cost of Project mentioned above: 27.63%

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

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 RAAMA INFRATECH(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 RAAMA ETERNIA(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

Place : Mehsana

Date : 28/03/2022

For,

Name Of CA Firm: B SHAH AND ASSOCIATES

Firm Reg. No. : 109491W

Name of Signature :SHAH BHARATKUMAR MANHARLAL

Designation : Proprietor

(Signature and Stamps/Seal of the Signatory CA)

Membership Number: 041442

UDI Number: 22041442AFTGXC7408

Full Address: B.SHAH & ASSOCIATES, 09/10-PARMANAND PLAZA, THOL ROAD, KADI,
Kadi,Mehsana,382715

Attachments:

BALANCE SHEET : BALANCE SHEET.pdf

ITR : ITR AND COMPUTATION.pdf

COMPUTATION : ITR AND COMPUTATION.pdf

Other Attachments:

Mortgage deed : mortgage deed_1648454560134.pdf