



GOVIND R PATEL & CO(114051W)
GOVINDBHAI RAMBHAI PATEL(044989)
A/304,RAJSHREE AVENUE
B/H AYKAR BHAVAN,
ASHRAM ROAD,AHMEDABAD

Ahmedabad City,Ahmedabad,380009
Email: grpatelfca@yahoo.co.in, Mobile: 9898001008

Form 5

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

To,
SHREE RANG HOUSING CORPORATION
D-402,SHREE RANG AROMA, Nr. SHAHPUR BRIDGE,GIFT CITY ROAD,RANDESAN
Gandhinagar, Gujarat 382009

I/We GOVINDBHAI RAMBHAI PATEL PROPRIETOR of GOVIND R PATEL & CO the auditor, have examined books of accounts and all the relevant records of SHREE RANG HOUSING CORPORATION having PAN no. ACIFS4351A related to SHREE RANG PEARL project (RERA registration no. PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA00059/020917) having site address as F.P.93,T.P.No.5(GUDA),Randesan, GIFT CITY ROAD,GANDHINAGAR Gandhinagar, 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 SHREE RANG HOUSING CORPORATION 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?

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	HDFC
Branch Name	INFOCITY BRANCH
Account Name	SHREE RANG HOUSING CORPORATION PEARL RERA ACCOUNT
Account Number	50200026632391
Type of Account	CURRENT ACCOUNT
IFSC Code	HDFC0002497
Date of Account Opening	17/08/2017
Opening Balance Date	01/04/2018
Opening Balance	4249082
Deposit during the period	153969392
Withdrawal during the period	156249840
Closing Balance 31/03/2019	1968634

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.): 316905423

Cumulative withdrawal from separate A/C till 31st March (Rs.): 219204197

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	B603	Rs.5,324,000.00	Rs.47,600.00
2	C302	Rs.3,473,000.00	Rs.75,021.00
3	E201	Rs.3,381,000.00	Rs.1,269,043.00
4	E603	Rs.3,542,000.00	Rs.306,514.00
5	E604	Rs.3,719,100.00	Rs.411,661.00
6	H302	Rs.3,200,000.00	Rs.171,071.00
7	SH17	Rs.1,400,000.00	Rs.11,785.00

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

Estimated cost of Project (Rs.): 604591035

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	KOTAK BANK	Rs.41,000,000.00	18/02/2019	Rs.41,000,000.00	PROPERTY OF ASSOCIATE FIRM
2	KOTAK BANK	Rs.58,000,000.00	18/02/2019	Rs.34,203,132.00	PROPERTY OF ASSOCIATE CONCERN

Total loan as % of Estimated cost of Project mentioned above: 16.37%

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?

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 SHREE RANG HOUSING CORPORATION(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 SHREE RANG PEARL(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 SHREE RANG HOUSING CORPORATION .

Place : Ahmedabad

Date : 23/10/2019

For,

Name Of CA Firm: GOVIND R PATEL & CO

Firm Reg. No. : 114051W

Name of Signature :GOVINDBHAI RAMBHAI PATEL

Designation : Proprietor

(Signature and Stamps/Seal of the Signatory CA)

Membership Number: 044989

UDI Number: 19044989AAAALM2621

Full Address: A/304,RAJSHREE AVENUE

B/H AYKAR BHAVAN,

ASHRAM ROAD,AHMEDABAD

Ahmedabad City,Ahmedabad,380009

Attachments:

BALANCE SHEET : BALANCE SHEET.pdf

PROFIT AND LOSS ACCOUNT : PROFIT & LOSS ACCOUNT.pdf

FUND FLOW STATEMENT : FUND FLOW.pdf

Other Attachments:

FUND FLOW : FUND FLOW_1571845746694.pdf