



KALRAV PATEL & ASSOCIATES(141027W)
KALRAV SANJAYKUMAR PATEL(162716)
14 MRUDUL TOWER
BEHIND TIMES OF INDIA,
OPP BATA SHOWROOM,
ASHRAM ROAD,
Ahmedabad City,Ahmedabad,380009
Email: cakalravpatel@gmail.com, Mobile: 9016124549

Form 5

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

To,
Vraj Corporation
B R Developers, 3&4, 2nd Floor, Maruti Acrade, , Shivranjani Cross Road, Satellite
Ahmedabad, Gujarat 380015

I/We KALRAV SANJAYKUMAR PATEL PROPRIETOR of KALRAV PATEL & ASSOCIATES the auditor, have examined books of accounts and all the relevant records of VRAJ CORPORATION having PAN no. AAFFV9684C related to POONAM PRIDE project (RERA registration no. PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA02979/EX2/270522) having site address as Behind Applewoods, Opp. Vraj Gardens, Shela, Ahmedabad Ahmedabad, GUJARAT for year ending on 31/03/2023 .

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 VRAJ 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 01/04/2022 to 31/03/2023

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	Cosmos Co-Operative Bank Ltd
Branch Name	Satellite
Account Name	Ms Vraj Corporation Poonam Pride Seventy Percent
Account Number	058100105548
Type of Account	Current Account
IFSC Code	COSB0000058
Date of Account Opening	01/04/2019
Opening Balance Date	01/04/2022
Opening Balance	0
Deposit during the period	133125000
Withdrawal during the period	133125000
Closing Balance 31/03/2023	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.): 778640942

Cumulative withdrawal from separate A/C till 31st March (Rs.): 772913681

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	Annexure 1	Rs.15.00	Rs.15.00

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

Estimated cost of Project (Rs.): 1280553426

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)

Details of units where agreement to sale or sale deed have been registered are provided in Annexure 1 when amount exceeding 10 percent is collected in FY 22 23

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 VRAJ CORPORATION(Promoter Name) for the financial year ending on 31/03/2023 .

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of POONAM PRIDE(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 31/03/2023 .

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 Vraj Corporation .

Place : Ahmedabad

Date : 30/09/2023

For,

Name Of CA Firm: Kalrav Patel & Associates

Firm Reg. No. : 141027W

Name of Signature :KALRAV SANJAYKUMAR PATEL

Designation : Proprietor

(Signature and Stamps/Seal of the Signatory CA)

Membership Number: 162716
UDI Number: 23162716BGQCAB6509
Full Address: 14 MRUDUL TOWER
BEHIND TIMES OF INDIA,
OPP BATA SHOWROOM,
ASHRAM ROAD,
Ahmedabad City,Ahmedabad,380009

Attachments:

Balance Sheet : BS Poonam Pride.pdf

Profit and Loss : PL Poonam Pride.pdf

NA : Not Applicable.pdf

Other Attachments:

Annexure 1 : Form-5 Annexure 1_1695997741619.pdf