



ANAND VASWANI AND ASSOCITES(148751W)

ANAND(179230)

A32, PRUTHVI TOWERS, NEAR JODHPUR CROSS
ROAD, SATELLITE
Ahmedabad, 380015

Email: anandsvaswani@gmail.com, Mobile: 9173640062

Form 5

[Regulation 4 read with section 4(2)(I)(D)]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

AKSHAR INFRA

Survey No.362+363, Vavol, Gandhinagar-382016

Gandhinagar, Gujarat

I/We, **ANAND** the auditor, have examined books of accounts and all the relevant records of **AKSHAR INFRA** having PAN related to **SAHAJANAND SWARG** project (RERA registration no.

PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/RAA10883/111122) having site address as **Survey No.362+363, Vavol, Gandhinagar-382016, Gandhinagar, GUJARAT** for year ending on **31-03-2025** .

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 **AKSHAR INFRA** 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 01-04-2024 to 31-03-2025

1. Whether separate RERA Bank Account has been opened as envisaged in Gujarat RERA Bank Account Direction, 2019?

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	HDFC BANK

Branch Name	GANDHINAGAR-GUJARAT
Account Name	"RERA ACCOUNT FOR SAHAJANAND SWARGAKSHAR INFRA
Account Number	50200065165296
Account type	Current
IFSC Code	HDFC0000190
Date of Account Opening	2022-01-21
Opening Balance Date	2024-04-01
Opening Balance	0
Deposit during the period	4,33,53,490
Withdrawal during the period	4,33,53,490
Closing Balance as on 31-03-2025	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 from separate A/C till 31st March (Rs.): 7,51,50,477

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.): 46,99,09,823

YES

10.1. If yes, please provide details as below:

Sr.No.	Lender Name	Lender Type	Amount of Loan Sanction(Rs)	Sanction Date	Loan outstanding as on 31st March 2025 (Rs.)	Collateral/Mortgage Details
1	BAJAJ HOUSING FINANCE LTD	PROJECT LOAN	20,00,00,000	30-08-2022	13,74,02,007	AS PER MORTGAGE DEED

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

YES

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.

FY 2024-25

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 **AKSHAR INFRA** (Promoter Name) for the financial year ending on **31-03-2025**.

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of **SAHAJANAND SWARG**(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 **31-03-2025**.

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 **AKSHAR INFRA** .

(Signature and Stamps/Seal of the Signatory CA)

Partner/Proprietor: ANAND VASWANI
AND ASSOCITES

Name of Signatory: ANAND

Membership No.: 179230

Place: Ahmedabad

Date:

30/10/2025

Full Address:

A32, PRUTHVI
TOWERS, NEAR
JODHPUR CROSS
ROAD,
SATELLITE, Gujarat, 38
0015

***For the purpose Financial Statements shall include which shall also be attached:**

- 1. Balance Sheet**
- 2. Profit & Loss account**
- 3. Cash Flows Statement(if applicable)**

CA