



P N MISTRY & CO(145957W)

PARTH(180461)

1236, Sun Gravitas, Opp Ganesh Gruh Udhyog,,
Ahmedabad City,Ahmedabad,380015

Email: caparthmistry@gmail.com, Mobile: 9724779377

Form 5

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

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

SHREEJI REALTY

Shreeji Realty, 100Ft Road, beside Madhubhan28, Off SG Highway, Chharodi, Ahmedabad - 382481

Ahmedabad, Gujarat

I/We, **PARTH** the auditor, have examined books of accounts and all the relevant records of **SHREEJI REALTY** having PAN related to **SWEVEN BY SIGNATURE** project (RERA registration no. **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA12493/171023**) having site address as **Shreeji Realty, 100Ft Road, beside Madhubhan28, Off SG Highway, Chharodi, Ahmedabad - 382481, Ahmedabad, 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 **SHREEJI REALTY** 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
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Bank Name	KALUPUR COMMERCIAL COOPERATIVE BANK
Branch Name	NIRMA UNIVERSITY
Account Name	SHREEJI REALTY RERA ACC SWEVEN BY SIGNATURE
Account Number	09720800009
Account type	Current
IFSC Code	KCCB0NRM097
Date of Account Opening	2023-06-09
Opening Balance Date	2024-04-01
Opening Balance	0.00
Deposit during the period	2,47,25,001.00
Withdrawal during the period	2,47,24,009.00
Closing Balance as on 31-03-2025	992.00
Sr. No.	2
Bank Name	ICICI Bank Ltd
Branch Name	VAISHNODEVI CIRCLE
Account Name	SHREEJI REALTY RETENTION RERA ACCOUNT FOR SWEVEN BY SIGNATURE
Account Number	494605000103
Account type	Current
IFSC Code	ICIC0004946
Date of Account Opening	2025-01-01
Opening Balance Date	2025-01-01
Opening Balance	0.00
Deposit during the period	1,74,72,000.00
Withdrawal during the period	1,64,22,000.00
Closing Balance as on 31-03-2025	10,50,000.00

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?

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.): 4,85,71,012.00

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	B-702	65,00,000.0	6,50,000.0

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

Estimated cost of Project (Rs.): 55,90,96,120.00

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 Limited	term Loan	15,00,00,000.00	26-09-2024	8,32,46,751.00	All Units and Land Mortgage

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.

Form 5 issued based on data and explanation provided by promoter.

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 **SHREEJI REALTY** (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 **SWEVEN BY SIGNATURE**(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 **SHREEJI REALTY** .

Place: Ahmedabad
Date: 08/12/2025

(Signature and Stamps/Seal of the Signatory CA)
Partner/Proprietor: P N Mistry & CO
Name of Signatory: PARTH
Membership No.: 180461
Full Address: 1236, Sun Gravitas,
Opp Ganesh Gruh
Udhyog,,Ahmedabad
City,Ahmedabad,38001
5

***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)

Attachments:

- 1. Audit Report - FY - 2024-25