

M/s. VSMP AND CO. LLP

CHARTERED ACCOUNTANTS

114, JOLLY BHAVAN-1, 10, NEW MARINE LINES, MUMBAI - 400 020.
TEL. : 6633 3501 / 02 / 03 / 04 • Email : cavsmehta@gmail.com

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Jairaj Happy Homes
Ganga Heritage,
278, Deodhar Road,
Matunga – CR, Mumbai – 400 019

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by "Jairaj Happy Homes" for its project, "Jade Gardens Tower B", for the period from **1st April, 2024 to 31st March, 2025** with respect to MahaRERA Registration Number bearing **P51800033945**.

1. This certificate is issued in accordance with the provisions of the Real Estate, (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 (collectively defined as "Act").
2. We have obtained all necessary information and explanations from the Promoter, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of M/s. Jairaj Happy Homes for the period ended **31st March, 2025** and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	Rs. 34,73,68,375/-	Rs. 72,47,13,127/-
2.	% of amount to be deposited as per act.	70.00%	70.00%
3.	Amount to be deposited as per act (1*2)	Rs. 24,31,57,863/-	Rs. 50,72,99,192/-
4.	Total amount deposited in the Designated Bank Account	Rs. 24,31,57,863/-	Rs. 50,72,99,192/-
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70.00%	70.00%
6.	(Shortfall) / Excess deposit (4 - 3)	Rs. NIL	Rs. NIL

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Notes:

- Amount collected/ to be deposited / actual deposited at Sr. No. 1, 3 and 4 does not include pass through charges and indirect taxes, if any.
- Total amount collected from allottees at Sr. No. 1 is exclusive of the Tax Deducted at Source by the allottees.

Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account?

Auditor's Comment:

Yes, the promoter has deposited the required proportion of money collected from allottees of the project units, as specified in the act, in the Designated RERA Bank Account.

B. Withdrawals

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	Rs. 9,45,000 /-	Rs. NIL
2.	Total Deposits	Rs. 24,31,57,863/-	Rs. 50,72,99,192/-
3.	Total amount withdrawn	Rs. 24,41,02,863/-	Rs. 50,72,99,192/-
4.	Closing Balance (Refer Note a below)	Rs. NIL	Rs. NIL

- As specified in the Act, whether all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period?

Auditor's Comment:

Yes, the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period, including the Forms obtained at the time of registration of the project.

C. Utilization

We certify that, the Promoter, **Umang Dinesh Kuwadia**, has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the Act.

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D. Any Qualifications/ Observations of CA

Sr. No.	Particulars
1.	Nil

Yours faithfully,
For M/s. VSMP AND CO LLP.
Chartered Accountants
Firm Registration Number: W101035

Eisha
Deepak
Sirwani

Digitally signed
by Eisha Deepak
Sirwani
Date: 2025.07.04
14:40:42 +05'30'

Eisha Deepak Sirwani
Designated Partner
Membership No: 137161

Place: Mumbai
Date: 04.07.2025
UDIN: 25137161BMIIFP1619

Agreed and accepted by:
For and on behalf of Promoter

Umang
Dinesh
Kuwadia

Digitally signed by Umang Dinesh Kuwadia
DN: cn=Umang Dinesh Kuwadia, o=VSMP AND CO. LLP, ou=VSMP AND CO. LLP, email=umang@vsmp.co.in, c=IN

Umang Dinesh Kuwadia
Authorized Signatory
Date: 04.07.2025