K K BHINDE & CO(155388W)
KAJOL(191746)
3/A-1 Devkinandan Society, Subhanpura, Vadodara, Vadodara,Vadodara,390023
Email: kajolbhinde96@gmail.com, Mobile: 9428067600

Form 5
[Regulation 4 read with section 4(2)(l)(D)]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
BEQUEST INFRAPROJECTS LLP
N/R. Shilaj circle, Nr. Shalin Solitude
, Moje Shilaj Ahmedabad
Ahmedabad, GUJARAT 380058

I/We, **KAJOL** the auditor, have examined books of accounts and all the relevant records of **BEQUEST INFRAPROJECTS LLP** having PAN related to **SHYASWA SAROVAR** project (RERA registration no. **PR/GJ/AHMEDABAD/AHMEDABAD CITY/Ahmedabad Municipal Corporation/RAA13078/050324/311229**) having site address as **N/R. Shilaj circle, Nr. Shalin Solitude , Moje Shilaj Ahmedabad , 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 **BEQUEST INFRAPROJECTS LLP** 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	SOUTH BOPAL
Account Name	BEQUEST INFRAPROJECTS LLP SHYASWA SAROVAR RERA ESCROW ACCT
Account Number	57500001397170
Account type	Current
IFSC Code	HDFC0004115
Date of Account Opening	2023-12-20
Opening Balance Date	2024-04-01
Opening Balance	0.00
Deposit during the period	12,73,73,048.00
Withdrawal during the period	12,73,73,048.00
Closing Balance as on 31-03-2025	0.00

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?

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.): 12,66,03,047.00

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	A-403	3,95,00,000.00	29,62,500.0
2	A-1302	1,80,00,000.00	14,50,000.0
3	A-1601	2,09,95,200.00	100.0
4	A-2004	1,90,05,000.00	4,500.0

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

Estimated cost of Project (Rs.): 1,63,42,38,062.00

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 2024 (Rs.)	Collateral/Mortgage Details
1	Haresh Mitomal Israni	Unsecured loan	31,00,000.00	01-04-2024	31,00,000.00	0
2	Harshad Shah	Unsecured loan	1,59,60,000.00	01-04-2024	1,59,60,000.00	0
3	Hemant Joshi	Unsecured loan	2,34,000.00	01-04-2024	2,34,000.00	0
4	Jaydeep Trivedi	Unsecured loan	51,00,000.00	01-04-2024	51,00,000.00	0
5	Jayeshkumar Parikh	Unsecured loan	11,00,000.00	01-04-2024	11,00,000.00	0
6	PEONY GARDEN	Unsecured loan	2,52,00,000.00	01-04-2024	1,73,92,861.00	0
7	Robin Ramavtar Goenka	Unsecured loan	4,50,00,000.00	01-04-2024	10,00,000.00	0
8	Savan Patel	Unsecured loan	22,00,000.00	01-04-2024	22,00,000.00	0
9	Sharadbhai Talaviya	Unsecured loan	40,00,000.00	01-04-2024	40,00,000.00	0
10	Shyaswa Infra	Unsecured loan	25,18,06,719.00	01-04-2024	16,84,06,719.00	0
11	Yash M Shah-Loan	Unsecured loan	1,01,456.00	01-04-2024	1,01,456.00	0
12	Capri Global Capital Ltd.	Secured loan	50,00,00,000.00	30-10-2023	10,20,33,652.00	80

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.

In point 11, We are unable to comment on form 1 and form 2 as the same in technical matter. NOC not taken for some booked units. Cumulative withdrawal limit on 31st March 2025 INR 48,42,58,030/-.

I/We have obtainted all necessary information and explianation 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 **BEQUEST INFRAPROJECTS LLP** (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 **SHYASWA SAROVAR**(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 verfication 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 **BEQUEST INFRAPROJECTS LLP** .

(Signature and Stamps/Seal of the Signatory CA)

Partner/Proprietor:	K K BHINDE & CO
Name of Signatory:	KAJOL
Membership No.:	191746
Full Address:	3/A-1 Devkinandan Society, Subhanpura, Vadodara,Vadodara,Vadodara,390023

Place:	Vadodara
Date:	08/12/2025

***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)**

Signature Not Verified

Digitally Signed By: KAJOL BHINDE
Reason: Secure
Signed Date: 08/12/2025 03:49 +0530
Location: GANDHI NAGAR