



K P AGRAWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

FORM-5 (See Regulation 4) ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE			
To,			
The M/S SHROFF AND CHOICE CONSTRUCTIONS LLP (PROJECT NAME : AURETA)			
Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the M/S SHROFF AND CHOICE CONSTRUCTIONS LLP for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn. Number P52100030375.			
1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017.			
2 We have obtained all necessary information and explanation 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 register, books and documents, and the relevant records of M/S SHROFF AND CHOICE CONSTRUCTIONS LLP for the period ended 31/03/2023 and hereby certify that :			
Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
A	Deposits :		
	1 Total amount collected from Allottees	5,38,75,063.60	6,54,68,074.60
	2 % of amount to be deposited as per the Act	70%	70%
	3 Amount to be deposited as per the Act (1*2)	3,77,12,544.52	4,58,27,652.22
	4 Total amount deposited in the designated bank Account		
	5 % of amount deposited in the designated bank Account (4/1*100)	39282651.52	45827652.22
	6 Shortfall / Excess Deposit (3-4)	-15,70,107.00	0.00
Note : 1 Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes. 2 Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the designated RERA bank account ? YES 3 If no please mention the amount not deposited			



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Sr.No	Particulars	Amount Rs.	
		For this Fiscal Year	Total for this project till date
B	Withdrawals :		
	1 Opening Balance of designated bank account	25,20,000.70	0.00
	2 Total Deposits	39282651.52	45827652.22
	3 Total Amount withdrawn	3,49,92,767.00	3,90,17,767.00
	4 Closing Balance	68,09,885.22	68,09,885.22

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period ? **YES**

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals

C Utilisation :

We certify that the **M/S SHROFF AND CHOICE CONSTRUCTIONS LLP** has utilized the amount withdrawn from designated bank account towards project costonly, as specified in the act.

If No, Please provide the below details -

Sr. No.	Date	Amount not utilized for the project cost

D Any qualification / observations by CA :

Sr. No.	Qualification / Observation

Yours fatithfully,

CA KSHITIJ AGRAWAL
FOR K P AGRAWAL & ASSOCIATES
(Membership No. : 153341)

(UDIN : 23153341BGW|AC8380)

Agreed & Accepted by

Name & Signature of the Promoter

Date : 26/09/2023
Place : PUNE

