



**M/s. Rinkesh Gupta & Associates**  
Chartered Accountants

Form 5

(See Regulation 4)

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**  
**CHARTERED ACCOUNTANT'S CERTIFICATE**

Date - 30.12.2022

To,

**SHRI VINOD PREMCHAND CHANDWANI**  
Project - AARCON  
At Plot no 25/1P,25/2,27/5 PLOT Bat Punawale, Mulshi, Pune,  
411033

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **SHRI VINOD PREMCHAND CHANDWANI** for the period from **01.04.2021** to **31.03.2022** with respect to MahaRERA Regn Number **P52100030862**

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.

2. 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.

3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of **SHRI VINOD PREMCHAND CHANDWANI** for the period ended 31.03.2022 and hereby certify that:



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Samrat Chowk, Morwadi Court Road,  
Pimpri, Pune - 411018.  
Mob.: +91 9822379850 / +91 9922263355  
Email : rinkeshg2000@yahoo.co.in



**A. Deposits:**

|    |                                                                  | For this Fiscal year | Total for this project till date 31.08.2022 |
|----|------------------------------------------------------------------|----------------------|---------------------------------------------|
| 1. | Total amount collected from allottees                            | 9,21,48,142.86/-     | 41,62,49,120.43/-                           |
| 2. | % of amount to be deposited as per act                           | 70%                  | 70%                                         |
| 3. | Amount to be deposited as per act (1*2)                          | 6,45,03,700/-        | 29,13,74,384.30/-                           |
| 4. | Total amount deposited in the Designated Bank Account            | 6,45,03,700/-        | 29,13,74,384.30/-                           |
| 5. | % of Amount deposited in Designated Bank Account $[(4)/(1)*100]$ | 70%                  | 70%                                         |
| 6. | Shortfall/Excess deposit (3-4)                                   | Nil                  | Nil                                         |

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

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? (Yes)

If No Please mention the amount not deposited – **Not Applicable**

**B. Withdrawals**

|    |                                            | For this Fiscal Year | Total for this project till date 31.08.2022 |
|----|--------------------------------------------|----------------------|---------------------------------------------|
| 1. | Opening Balance of Designated Bank Account | 99,823/-             | 0                                           |
| 2. | Total Deposits                             | 5,11,74,700/-        | 29,13,74,384.40/-                           |
| 3. | Total amount withdrawn                     | 5,10,28,481/-        | 28,28,28,717/-                              |
| 4. | Closing Balance                            | 2,46,042/-           | 85,45,667.30/-                              |

As specified in the Act, 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? (Yes )

If No, Please provide the below details:- Not Applicable

| S.No.          | Date of withdrawal | Amount of Excess Withdrawals |
|----------------|--------------------|------------------------------|
| Not Applicable |                    |                              |

**C. Utilisation**

I/We certify that, the **SHRI VINOD PREMCHAND CHANDWANI** has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act.



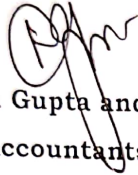
If No, please provide the below details:-

| S.No.          | Date | Amount not utilised for Project Cost |
|----------------|------|--------------------------------------|
| Not Applicable |      |                                      |

**D. Any Qualifications / Observations of CA**

|    |                                                                                                                                                                                                                              |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Certificate is based upon documents and information provided to us                                                                                                                                                           |
| 2. | Collection account is an Escrow Account and Amounts are automatically transferred to RERA account and 30% Account after day end except on 31 <sup>st</sup> March, for which transfer was done on 4 <sup>th</sup> April 2022. |
| 3. | Due to clause 2 above, there is a difference in Table A and Table B amount of Deposits to be made and actually made. However the same is deposited on 4 <sup>th</sup> April.                                                 |

Yours Faithfully,



For Rinkesh Gupta and Associates  
Chartered Accountants

Firm Reg No.:- 123016W

Rinkesh Gupta (Partner)

M No.:- 079971

UDIN:- 22079971BGMFLP4336

Agreed and Accepted by:

Signature of Promoter

Name: SHRI VINOD PREMCHAND CHANDWANI

Date: 30.12.2022

