



# M/S. B A & COMPANY

(Formerly Agrawal Karwa & Bangad)

## Chartered Accountants

CA. Vishnudas Bangad

Partner

Cell : 9850824825

Pune : 2nd Floor Above ICICI Bank, Besides Shashikant Dairy, Near MSEB Power House, 460/461 Rasta Peth, Pune-411011.

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Email : agrawalservices01@gmail.com

(See Regulation 4)

### ANNUAL REPORT ON STATEMENT OF ACCOUNTS

28th November 2022

To,

**M/S DIVYA ASSOCIATES**

144/6/6, Divya Capital, Bhise Park

Pimple Saudagar, Pune-411027

SUB: Report on statement of Accounts on project fund utilization & withdrawal by Divya Associates for the period from 01/04/2021 to 31/03/2022 with respect to Project "**Austin One**" RERA Regn. Number P52100029297.

- 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 & Disclosure on Website) Rules, 2017.
- 2 We have obtained all the necessary information and explanation from the Company, during the course of our audit, which in my/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 Divya Associates** for the period ended 31/03/2022 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	4,22,79,425	4,22,79,425
2	allottees % of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	2,95,95,598	2,95,95,598
4	Total amount deposited in the Designated Bank Account	2,89,25,455	2,89,40,455
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	68.41%	68.45%
6	Shortfall/Excess deposit (3-4)	6,70,143	6,55,143

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 RFRA Bank Account? - No

If No please mention the amount not deposited - 6,70,143/-



**B. Withdrawals**

Sr No	Particulars	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	15,000	-
2	Total Deposits	2,89,25,455	2,89,40,455
3	Total amount withdrawn	2,84,00,008	2,84,00,008
4	Closing Balance	5,40,447	5,40,447

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account werewithin 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 :-

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1	NIL	NIL

**C. Utilisation**

We certify that the M/S Divya Associates has utilized the amounts collected for "Austin One" only for that project and the withdrawal from the designated bank account(s) towards project cost only, as specified in the act. - Yes

If No, please provide the below details :-

S.No.	Date	Amount not utilised for Project Cost
1	NIL	NIL

Note:

1	During the audit period, some cheque has been credited/deposited in 30% Bank account instead of 100% (designated) Bank account.
2	Rs.6,70,143/- received from allottees has directly deposite in 30% Bank Account.

Agreed and Accepted by  
For and on behalf  
M/s. Divya Associates

Bhise Raju  
Partner

Dt. 28/11/2022

For and on behalf of Assessee Firm  
M/s. B A & Company  
Chartered Accountants

CA V.N. Bangad

Partner

M.No.105104

UDIN:-22105104BEMAXM4087

