



M/S. B A & COMPANY

Chartered Accountants

CA. Vishnudas Bangad

Partner

Cell : 9850824825

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

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(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

10th October 2023

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 01/04/2022 to 31/03/2023 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 31/03/2023 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	81,197,931	122,520,010
2	allottees % of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	56,838,552	85,764,007
4	Total amount deposited in the Designated Bank Account	56,278,552	85,204,007
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	69.31%	69.54%
6	Shortfall/Excess deposit (3-4)	560,000	560,000

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? - Yes

If No please mention the amount not deposited - N.A



B. Withdrawals

Sr No	Particulars	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	540,447	-
2	Total Deposits	56,278,552	85,219,007
3	Total amount withdrawn	56,565,027	84,965,035
4	Closing Balance	253,972	253,972

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account werewithin the withdrawal limit as certified under the relevant Form 1.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	Amount received from the prospective customer and subsequently cancelled the booking are not considered under "For this Fiscal year" as well as "Total for this project till date".

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

Bhise Raju
Partner

Dt. 10/10/2023

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

CA V.N. Bangad
Partner

M.No.105104

UDIN:-23105104BGWPJD5987

