



RSVA & Co.
CHARTERED ACCOUNTANTS

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FORM 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Report of Factual Findings in connection with Agreed-upon procedures with respect to project fund utilization and withdrawal in accordance with Maharashtra Real Estate Regulatory Authority (the 'MahaRERA') Registration Number P52100020848.

To,
The Proprietor,
Ashok Dhanraj Chordia
Level 8, Office no.701 and 702, Solitaire World,
Survey no.36/1/1, Baner,
Mumbai Bangalore Highway,
Pune - 411045.

We have Performed the following Procedures agreed with you vide mandate letter dated 25-10-2019 to verify the accompanying statement of accounts on project fund utilization and Withdrawal by the Proprietorship with respect to Solitaire Homes Pashan, project registered With Maharashtra Real Estate Regulatory Authority having (the 'MahaRERA') Registration P52100020848 (the 'statement') for the period from registration with MahaRERA till 31-03-2021 (i.e. 01-04-2020 to 31-03-2021), as required under provision of the Real Estate (Regulation and Development) Act, 2016 (the 'RERA') read along with 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.

Our engagement was undertaken in accordance with the standard on Related service (SRS) 4400, "Engagements to perform agreed-upon procedures regarding Financial Information," issued by the Institute of Chartered Accountants of India.

We have been provided with the following documents:

- The statement of accounts on project funds utilization and withdrawal by the Proprietorship for the period 01-04-2020 to 31-03-2021 respect to Solitaire Homes Pashan, project.
- Certificate of Registration for Solitaire Homes Pashan, project having registration Number P52100020848 dated 15-05-2019.
- Bank account statement of separate bank account maintained with IDBI BANK Account Number - 0007102000040789 at FC Road branch.
- Statement of amount collected from customers of Solitaire Homes Pashan, project As at 31-03-2021.



The procedures summarized below are performed solely to assist you on confirming affairs and prospects of the Proprietorship for the project fund utilization and withdrawal with respect to Solitaire Homes Pashan, project, registered with Maharashtra Real Estate Regulatory Authority (the 'MahaRERA') Registration number P52100020848 as required under provisions of the Real Estate (Regulation and Development) Act, 2016 (the 'RERA') read along with the Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 :

1. Traced the total collection received from 01-04-2020 to 31-03-2021 from the customers of the Solitaire Homes Pashan, project by the Proprietorship to the accounting and other relevant records of the Proprietorship. On test check basis, we have traced the collection received from the customer to the bank statement of the Designated Bank Account;
2. Traced the amount Withdrawn from Solitaire Homes Pashan, project of the Proprietorship for The period from 01-04-2020 to 31-03-2021 from the bank statement of the Designated Bank Account to the accounting system;
3. Traced the amount of cost incurred on the Solitaire Homes Pashan, project as at 31-03-2021 to the accounting and other relevant records of the Proprietorship;
4. Arithmetically re-computed the amount eligible to be withdrawn from the designated bank account for by multiplying the cost incurred till 31-03-2021 with the percentage of completion till 31-03-2021;

Based on the procedures performed as stated above, and according to the information, explanations provided by the Proprietorship, we report that;

- (i) The percentage of completion as mentioned in the Statement is appropriate;
- (ii) The total amount collected during the period from 01-04-2020 to 31-03-2021 and amounts collected till 31-03-2021 for the project as mentioned in the statement is appropriate;
- (iii) The total amount withdrawn from the Designated Bank Account during the period from 01-04-2020 to 31-03-2021 and the total amount withdrawn till 31-03-2021 for the project as mentioned in the Statement is appropriate;
- (iv) The Proprietorship has utilized the amounts collected for Solitaire Homes Pashan, project as mentioned in the Statement only for the project;
- (v) Withdrawn from the Designated Bank account for the period from 01-04-2020 to 31-03-2021 for Solitaire Homes Pashan, project as mentioned in the Statement is in accordance with the proportion to the percentage of completion of the Solitaire Homes Pashan, project;

The above procedures do not constitute either an audit or a review made in accordance with the generally accepted auditing standards in India.

Had we performed additional procedure or an audit or review of the financial statements / information provided to us in accordance with the generally accepted auditing standards in India. Other matters might have come to our attention that would have been reported to you.



We have no responsibility to update this report for events and circumstances occurring after date of this report.

This report may not be useful for any other purpose. RSVA & Co shall not be liable to the Proprietorship or any other concerned, for any claims, liabilities or expenses relating to this assignment. This report relates only to the accounts and items specified above.

For RSVA & CO.
Chartered Accountants
F.R.N.: 110504W

Abhijit Mundada

Abhijit Mundada
Partner
M. No.: 134685
Place: Pune
Date: 30/09/2021
UDIN: 21134685AAABGS5150



Annexure I

Statement of Accounts on Project fund utilization and withdrawal by Ashok Dhanraj Chordia ('the Proprietorship') for the period from 01-04-2020 to 31-03-2021 with respect to Solitaire Homes Pashan, project having MahaRERA Registration Number P52100020848.

Sr. No	Particulars	
1	Name of Entity	Ashok Dhanraj Chordia
2	MahaRERA Registration Number	P52100020848
3	Percentage of Completion (POC %) as on March 31, 2021	60%
4	Amount Collected from the date of Registration with RERA till 31 March 2021 in the Designated Bank Account	13,69,72,783/-
5	Amount Collected during the year	7,92,38,834/-
6	Amount withdrawn from the date of Registration with RERA till 31 March 2021 in the Designated Bank Account	13,57,31,423/-
7	Amount Withdrawn during the year	7,95,19,272/-

