



Annexure F
Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Ashok Dhanraj Chordia,
Office No 701 and 702, Solitaire World,
Mumbai Pune Highway, Baner,
Pune - 411045.

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by Ashok Dhanraj Chordia for the period from 01-04-2021 To 31-03-2022 with respect to MahaRERA Number P52100020848.

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. We have obtained all necessary information and explanation from the Promoter, during the course of our audit which in our opinion is 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 Ashok Dhanraj Chordia 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	14,00,88,984	33,48,57,817
2	% Amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	9,80,62,289	23,44,00,472
4	Total amount deposited in the Designated Bank Account	10,59,37,127	24,61,03,222
5	% of Amount deposited in Designated Bank Account [(4)/(1) *100]	75.62%	73.49%
6	Shortfall /Excess deposit (3-4)	-78,74,838	-1,17,02,750



Amount collected/deposited at Sr. No. 1 & 2, does not include any 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 / No)

Yes, the required portion of (i.e.70%) is deposited to the RERA account. Amount of Excess deposit is Rs. 78,74,838/-. The excess deposit in designated RERA account is due to bookings that were cancelled later.

B. Withdraw

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Opening Balance of Designated Bank Account	44,34,672	0.00
2	Total Deposits	10,59,37,127	24,61,03,222
3	Total Amount Withdrawn	10,32,07,340	23,89,38,763
4	Closing Balance	71,64,459	71,64,459

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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.

If no, please provide the below details: -

SR.NO	Date of withdrawal	Amount of Excess Withdrawals
1		NIL

C. Utilization

We certify that, the Ashok Dhanraj Chordia 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

SR.NO	Date	Amount Not Utilized for Project Cost
1		NIL



D. Any Qualifications / Observations of CA

SR.NO	Particulars
1.	As per the audit evidence obtained, amount required to be deposited in the RERA Account is Rs.9,80,62,289/- and amount deposited in the RERA Account is Rs.10,59,37,127/-. Hence, there is excessdeposit of Rs.78,74,838/-. The excess deposit in designated RERA account is due to bookings that were cancelled later

Yours faithfully,

Agreed and accepted by:

For RSVA & Co
FRN: 110504W

CA Abhijit Mundada



CA Abhijit Mundada

Partner

Membership No: 134685

UDIN: 22134685AQELMG8196

Date: 29-08-2022

Place: Pune

ASHOK DHANRAJ CHORDIA

Signature of Promoter

Name:

Date:

Place: Pune