



Annexure F
FORM 5

(See Regulation 4)

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE
PROMOTER'S COMPANY/FIRM)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

Date- 18-02-2023

To.

The
Choice Estates
Shristi Homes
Road no. 7 Adarsh Colony
Tingare Nagar Pune 411032

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by
CHOICE ESTATES for the period from 01/04/2021 to 31/03/2022 with respect to MahaRERA Regn Number
P52100018177

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 **CHOICE ESTATES** for the period ended 31/03/2022 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	4,29,50,837.00	23,44,09,294.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	3,00,65,585.90	16,40,86,505.80
4.	Total amount deposited in the Designated Bank Account	3,00,65,585.90	16,37,35,978.00
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70.0%	69.85%
6.	Shortfall/Excess deposit (3-4)	0.00	3,50,527.80

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.



Pune : Office No. 07, Kunal Puram Comm. Complex, Opp. Atlas Copco Ltd, Mumbai Pune Road, Dapodi, Pune - 411 012.

Aurangabad : Office No. 205 - Eldora, Golden City Center, Besides Prozon Mall, API Corner, Aurangabad - 431210.

+91-020-46211000 | +91-9766066974 | info@aghassociates.in

B. Withdrawals

		For this Fiscal year	Total for this project till date
I.	Opening Balance of Designated Bank Account	16,290.60	0.00
2.	Total Deposits	3,00,65,585.90	16,37,35,978.00
3.	Total amount withdrawn	3,00,81,876.50	16,37,35,978.00
4.	Closing Balance	0.00	0.00

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:-

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

C. Utilisation

I/We certify that, the **CHOICE ESTATES** has utilized the amounts withdrawn from designated bank account 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		

D. Any Qualifications/ Observations of CA : No

I.	
2.	
3.	
4.	

For CHOICE ESTATES

Agreed and Accepted by:

Partner

Signature of Promoter

Name: Vijay Goyal

Date: 18-02-2023

Yours Faithfully,

For AGH And Associates

Chartered Accountant

CA Yogesh Gupta

Partner

M No-165232

FRN-121877W

Certificate No-AGH/22-23/Feb/62

UDIN-23165232BGWDPG7586

