

Kailash Agarwal & Asso.

Chartered Accountant

164, Connaught Place, Pune 411001

FORM 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

Chaitanya Realty

Address: 602, Pulachiwadi, Deccan Gymkhana, Pune 411004

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by the Promoter for the period from (date of registration) 01/04/2020 to 31/03/2021 with respect to Project Arc Vista having MahaRERA Regn. Number **P52100016473**

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 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. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of the Promoter for the period ended 31/03/2021 and hereby certify that:
 - i. The Promoter has completed 42.97% (as per the engineers certificate as on 31.03.2021) of the project titled Arc Vista and MahaRERA Regn. No. P52100016473 located at Gat 23/2P, 24, 23/2 Dhanori, Pune 4110015
 - ii. Amount collected during the year from 01.04.2020 to 31.03.2021 for this project is Rs. 4.22 Crs and amounts collected till date is Rs. 6.46 Crs (refer notes)
 - iii. Amount withdrawn during the year from 01.04.2020 to 31.03.2021 for this project is Rs. 4.22 Crs and amount withdrawn till date is Rs. 6.46 Crs (refer notes)
4. I/We certify that the *the Promoter* has utilized 70% of the amounts collected (MahaRERA Circular No. 7/2017 dt. 4th July 2017) for the project, only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project as on 31/3/21.

For Kailash Agarwal & Asso.
Chartered Accountants

FRN: 144696W

Kailash Agarwal

M No. 127790

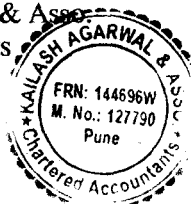
Office 164, Connaught Place

28, Bundgarden Road, Pune 1

Place: Pune

Date: 19.12.2021

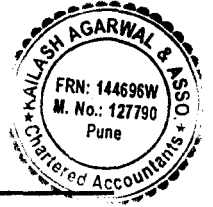
ICAI UDIN: 22127790ACOLOE4384



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Notes:

- a. We have conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India (ICAI).
- b. Effect of Land indexation as per MahaRERA Circular No. 7/2017 dt. 4th July 2017, has been taken wherever necessary.
- c. The amount of collection and withdrawal are exclusive of Indirect Taxes viz. GST, VAT, Service Tax, Stamp Duty, Registration charges and other Pass Through Charges as per MahaRERA Circular No. 7/2017 dt. 4th July 2017 and inclusive of TDS deducted by customers.
- d. The amount withdrawn during the period is excluding amounts withdrawn for investing the sums in bank fixed deposits, as the excess monies lying in the separate bank account can be put in fixed deposits with the bank operating the Designated bank account as per MahaRERA Circular No. 7/2017 dt. 4th July 2017.
- e. The term "proportion to the percentage of completion of the project" has been interpreted as per the calculation method prescribed in the Regulations for Form 3.
- f. As there are multiple withdrawals throughout the year, the position of withdrawal limit is checked as on 31.03.2021.