

PRIYANKA CHORDIYA AND ASSOCIATES			
CHARTERED ACCOUNTANT			
Email ID: cap7889@gmail.com, maharasaar@gmail.com			
Office Address: Office No. 105, 1 st Floor, Siddhivihar-Keston			
CIS-431-A, Near Hotel Rajdhani, Sonawar Park Pune - 411 011			
Annexure F			
FORM 5			
ANNUAL REPORT ON STATEMENT OF ACCOUNTS			
Date-31/03/2022			
To,			
The Management			
Promoter name-Chaitanya Realty			
Project name-ARC VISTA - PHASE 2			
KERA Regn number-P52100016473			
SUBJECT : Report on Statement of Accounts on project fund deposit, Utilization and withdrawal by ARC VISTA - PHASE 2 for the period from 01.04.21 to 31.03.2022 with respect to Maha RERA 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 have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.			
3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of promoter for the period ended 31.03.22 and hereby certify that:			
A. Deposits			
Sr.No.	Particulars	For this Fiscal Year	Total for this project till date 31.03.22
1	Total Amount Collected from allottees	4,60,22,465	11,06,78,710
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	3,22,15,726	7,74,75,097
4	Total Amount Deposited in the Designated Bank Account	3,22,15,726	8,15,27,437
5	Amount deposited in Designated Bank Account [(4)/(1)*100]	70%	74%
6	Shortfall/Excess deposit (3-4)	-1	-40,52,330
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 KERA Bank Account? (Yes/No)			
If No, Please mention the amount not deposited.			



B. Withdrawals			
Sr.No.	Particulars	For this Fiscal Year	31.03.22
1	Opening Balance of Designated Bank Account	0	0
2	Total Deposits	3,22,15,726	8,15,27,427
3	Total Amount Withdrawn	3,22,15,130	8,15,26,831
4	Closing Balance	596	596

As Specified in the Act, All the amount withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 2 and Form 3 issued during the reporting period* (Yes/No).

If No, Please provide the below details :-

Sr.No.	Date of Withdrawal	Amount of Excess Withdrawals

C. Utilisation

I certify that the Promoter has utilized the amounts withdrawn from designated Account towards project Cost Only as specified in the Act

If No, Please provide the below details :-

Sr.No.	Date	Amount not utilised for Project Cost

D. Any Qualification / Observation of CA

Sr.No.	Particulars
1	Sales for the year is as per details provided by the management.
2	Amount used for doing any construction work is the unsecured loan and amount from customer against sales.
3	Form 2 and form 3 are generated and copy is with management.
4	As RERA designated account is not opened so amount withdrawal from the current account is considered as amount utilised.
5	There is difference between amount collected in Bank account and actual total collection and this is due to either Cancellation of bookings, bookings done but not confirmed, taxes routed through same account, amounts received in non rera designated account and amounts of investors received in RERA designated account.
6	The Above figures are till 31.03.22.

Yours Faithfully

For Priyanka Chordiya & Associates
Chartered Accountants

Pchordiy-



CA Priyanka Pritesh Chordiya
Proprietor
M.No. : 166922 FRN : 142093W
Date : 30.09.2022
UDIN : 22166922BEIGSD6503

Agreed and Accepted by:
For Chaitanya Realty

Promoter

