

M A PARIKH SHAH & ASSOCIATES LLP
Chartered Accountants

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,

Man Vastucon L L P

12th floor, Krushal Commercial Complex;

G M Road, Chembur (W);

Mumbai - 400 089.

DATE : 09-06-2023

SUBJECT : Report on Statement of Accounts on project fund deposit, utilisation and withdrawal by Man Vastucon LLP ("the LLP" or "the Promoter") for period from 1st April, 2022 to 9th November, 2022 ("the reporting period") (refer note no. 1) with respect to MahaRERA Regn Number : P51700017865 (NAME OF PROJECT :- AARADHYA HIGHPARK - PROJECT 1 OF PHASE I)

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ("the Act") 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 the necessary information and explanation from the Promoter, during the course of our audit, which in our opinion are 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 the LLP for the reporting period and hereby certify that:

A. Deposits :			(Amount in Rupees)
Sr. no.	Particulars	The Reporting period (refer note no. 1)	Total for this project till 9th November 2022 (refer note no. 1)
1	Total amount collected from allottees	1,10,19,73,374	4,73,01,30,708
2	% of amount to be deposited as per the Act	70.00%	70.00%
3	Amount to be deposited as per the Act (1 * 2)	77,13,81,362	3,35,79,37,461
4	Total amount deposited in the Designated Bank Account	79,24,10,386	3,49,48,47,718
5	% of Amount deposited in Designated Bank Account [(4) / (1) *100]	71.91%	73.88%
6	Shortfall / Excess deposit (3 - 4)	(2,10,29,024)	(13,69,10,257)

Amount collected / deposited at Sr. No. 1 & 4, does not include pass through charges and indirect taxes collected from the allottees.

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 : **Not Applicable**



LLPIN : ABZ-8460

M A Parikh Shah & Associates (formerly known as M A Parikh & Co) having Partnership firm registration no. B-165353 has been converted from a Firm into Limited Liability Partnership w.e.f. 16th January 2023.

B 21-25, Paragon Centre, Pandurang Budhkar Marg, Worli, Mumbai 400 013.

Phone : 4073 3000 / 4156 9000 E-mail : map@maparikh.co.in

B. Withdrawals :

(Amount in Rupees)

Sr. no.	Particulars	The Reporting period (refer note no. 1)	Total for this project till 9th November 2022 (refer note no. 1)
1	Opening Balance of Designated Bank Account	-	-
2	Total deposits	79,24,10,386	3,49,48,47,718
3	Total amount withdrawn	79,11,54,491	3,49,35,91,823
4	Closing balance	12,55,895	12,55,895

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 :-

Sr. no.	Date of withdrawal	Amount of Excess withdrawals
	Not Applicable	Not Applicable

C. Utilisation :

We certify that the LLP 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 utilised for Project Cost
1	Not Applicable	Not Applicable

D. Any Qualifications / Observations of CA :

1	The Occupation Certificate has been received on 9th November, 2022 and therefore the above information is upto the date of Occupation Certificate.
2	
3	
4	

Agreed and accepted by
For Man Vastucon LLP

Designated Partner
Name : Manan P. Shah
Place : Mumbai
Date : 9th June 2023



For M A Parikh Shah & Associates LLP
Chartered Accountants.
Firm Registration No : 107556W

Partner
Name : Dhaval B. Selwadia
Membership no : 100023
UDIN : 23100023BGWNGP9298
Place : Mumbai
Date : 9th June 2023



(Signature of Dhaval B. Selwadia)