



A B S B AND ASSOCIATES

CHARTERED ACCOUNTANTS

608, Sadashiv Peth, Phadtare Chowk, Labhshree Apt., Pune- 411030

Annexure F FORM 5

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

ANNUAL REPORT OF STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANTS CERTIFICATE

(On Letter Head)

Date: 30/09/2023

To,

THE AARNIK REALTY LLP

REGENCY CLASSIC, 7TH FLOOR,
S.NO. 36/1/1, OFFICE NO 701, SOLITAIRE WORLD,
BANER ROAD, PUNE-411045.

SUBJECT: Report on Statement of Account on project fund deposit, utilization and withdrawal by **AARNIK REALTY LLP** for **LA MODA** project for the period from **22/12/2022 to 31/03/2023** with respect to MahaRERA Number **P52100048255**.

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 **AARNIK REALTY LLP** for the period ended **31/03/2023** and hereby certify that:



A. Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1.	Total amount collected from allottee	Rs.2,59,57,098/-	Rs.2,59,57,098/-
2.	Percentage of amount to be deposited as per act	70.00%	70.00%
3.	Amount to be deposited as per act (1*2)	Rs.1,81,69,969/-	Rs.1,81,69,969/-
4.	Total amount deposited in the Designated Bank Account	Rs.1,71,92,176/-	Rs.1,71,92,176/-
5.	Percentage of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	66.23%	66.23%
6.	Shortfall/Excess deposit (3-4)	Rs. 9,77,793/-	Rs. 9,77,793/-

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? **(No)**

If no Please mention the amount not deposited.

B. Withdrawals

Sr. No.	Particular	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	Rs. 0/-	Rs. 0/-
2.	Total Deposits	Rs.2,26,92,764/-	Rs. 2,26,92,764/-
3.	Total amount Withdrawn	Rs.2,18,39,991/-	Rs. 2,18,39,991/-
4.	Closing Balance	Rs. 8,52,773/-	Rs. 8,52,773/-

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
1.		
2.		



C. Utilization

We certify that, the **AARNIK REALTY LLP** has utilized the amounts withdrawn from designated bank account towards project cost only, as per specified in the act.
If No. please provide the below details:-

S. No.	Date	Amount not utilized for Project Cost
1.		
2.		

D. Any Qualifications/Observations of CA

1.	Utilization has been certified by the promoter
2.	Amounts collected and withdrawn during the year are for the period of 22.12.2022 to 31.03.2023 and Amounts collected and withdrawn till date are for the period from the date of Registration to 31.03.2023.
3.	Updating of designated bank account on the RERA Portal is pending.
4.	Amounts collected from customers not shown under amount collected from customers group in books and also amounts collected in accounts other than the designated collection account cannot be verified and are therefore not included in the figures mentioned above.
5.	From inception One collection account is maintained of COSMO Bank From March-23 onwards new Collection account of SBI is maintained by the promoter.
6.	The promoter has opted for Auto-Sweep facility for designated bank account, due to which excess money is being transferred to Sweep Account.
7.	The withdrawals from designated bank account are as per the provisions of MahaRERA.

Yours Faithfully,

For, M/s. A B S B AND ASSOCIATES
Chartered Accountants

Rahul Sarawgi

CA RAHUL SARAWGI
Partner
Membership No: 306478
FRN: 140175W
UDIN: 23306478BGSMCG8988
Date: 30/09/2023



Agreed and accepted by:

[Signature]

Signature of Promoter
Name: *Rupesh*

