

Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,

M/s Optima Reality,

Pune

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s Optima Reality** for the period from **01-04-2022** to **31-03.2023** with respect to MahaRERA Registration Number **P52100046868**.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation & 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 Disclosure of 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 M/s Optima Reality for the period ended **31st Mar 2023** and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till 31.03.2023
1	Total amount collected from allottees	20,050,003	20,050,003
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	14,035,002	14,035,002
4	Total amount deposited in the Designated Bank Account	14,059,961	14,059,961
5	% of amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6	Shortfall/ Excess deposit (3-4)	24,959	24,959

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.

B. Withdrawals

Sr. No.	Particulars	For this Fiscal year	Total for this project till 31.03.2023
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	14,059,961	14,059,961
3	Total amount withdrawn	14,027,276	14,027,276
4	Closing Balance	32,685	32,685

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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**

C. Utilization

I/We certify that, the Optima Reality has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D. Any Qualifications/ Observations of CA

1	A cheque amounting to Rs. 2,00,000/- rejected due to insufficient funds in customer account in the month of Dec 2022. Debit and credit impact of same not considered above
2	Total customer receipt during F.Y.22-23 is Rs. 40,50,000/-. However developer has introduced own funds in the initial phase in 100% collection account resulting in excess amount collected shown in collection account.

For V S A P & Company

Chartered Accountant


CA Sachin Malpani

Partner

M.No 150909

Date: 29/09/2023

UDIN: 23150909BGVGEE3938



Agreed and Accepted by:


Signature of Promoter

Name: Mrs. Bhagyashree S. Chirke.

Date: 29/09/2023

