



RV NEVATIA & CO.
CHARTERED ACCOUNTANTS



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Dapodi, Pune-411012

FORM 5 (see Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT CERTIFICATE

To,
M/s. Aum Developers,
SP Heights,
Mumbai Pune Road,
Near Bank of Maharashtra,
Kasarwadi, Pimpri,
Pune - 411 017

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s. Aum Developers for the period from 05/08/2021 (Start date of the Project) to 31/03/2023 with respect to "Project Miravet District Phase I"- RERA Regn. Number - P52100030203.

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. We have obtained all the necessary information and explanation from the Company, 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 M/s. Aum Developers for the period ended 31/03/2022 and hereby state that

A. Deposits:

Sr. No.	Particulars	For the Fiscal Year	Total for the project till date
1.	Total Amount collected from allottees	Rs. 63,00,13,690/-	Rs. 64,92,23,840/-
2.	% of amount to be deposited as per act	70%	70%

3.	Amount to be deposited as per Act (1*2)	Rs. 44,10,09,583/-	Rs. 45,44,56,688/-
4.	Total amount deposited in the designated bank account	Rs. 45,25,14,997/-	Rs. 46,60,62,102/-
5.	% of amount deposited in designated bank account [(4)/(1)*100]	71.83%	71.79%
6.	Shortfall/(Excess) deposit (3-4)	(Rs. 1,15,05,414/-)	(Rs. 1,16,05,414/-)

Reason for Excess amount deposited in designated RERA account

Particulars	For the fiscal year	Total for the project
GST amount received in collection account	(3,04,62,322)	(3,04,62,322)
Amount deposited in old RERA collection account	1,47,47,846	1,47,47,846
Amount transferred from other bank account to RERA collection account	(22,21,829)	(22,21,829)
Closing balance of RERA collection account as on 31.03.2023	15,00,000	15,00,000
Total Excess amount deposited in collection account t	(1,64,36,305)	(1,64,36,305)
70% of the above amount deposited in excess in RERA designated bank account	(1,15,05,414)	(1,15,05,414)
Amount transferred by Partner of Promoter firm to RERA designated bank account	-	(1,00,000)
Total Excess amount deposited in RERA designated bank account	(1,15,05,414)	(1,16,05,414)

Has the required portion of money collected from allottees of the project units, as specified in the act, deposited in the designated RERA bank account? (YES /NO)

If No, Please mention the amount not deposited Not Applicable.

B. Withdrawals

Sr. No.	Particulars	For the Fiscal Year	Total for the project till date
1.	Opening Balance of designated bank account	Rs. 27,50,515/-	Rs. 0/-
2.	Total Deposits	Rs. 45,25,14,997/-	Rs. 46,60,62,102/-
3.	Total amount withdrawn	Rs. 45,52,65,512/-	Rs. 46,60,62,102/-
4.	Closing Balance	Rs. 0/-	Rs. 0/-

Note - During the year w.e.f from 25.11.2022 designated bank was changed from HDFC bank to Kotak Mahindra Bank. So, the figures of designated bank account maintained in

HDFC bank has been reported till 24.11.2022. Also the closing balances of old designated bank has not been reported and added to amount withdrawn figures to report closing balance of current designated bank account maintained at Kotak Mahindra Bank.

As specified in the Act, all the amount withdrawn during the year from RERA Bank account were within the withdrawal limit as certified under relevant Form 1, 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 Withdrawal
1.		

C. Utilisation

We state that, M/s. Aum Developers has utilized the amount withdrawn from designated bank account towards project cost and land cost as specified in the act.

If No, Please provide the below details:

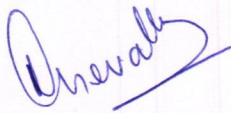
Sr. No.	Date	Amount not utilised for the project
1.		

D. Any Qualification / Observation of CA

1.	As per limited review of books of accounts we are of the opinion that funds are utilized for the concerned project, but surety regarding usage of funds only towards construction of project cannot be ascertained based on the limited review of the books of accounts. Further, it is to be noted that the certificate is issued without any risk or responsibility on our part in any respect whatsoever, particularly as a guarantor or otherwise.
2.	This certificate has been issued on the basis of limited review of books of accounts produced before us (Tally Data) and information & explanations given to us.
3.	This certificate has been issued at the specific request of the said firm and as per the statutory requirement of third proviso to sub section 2 of Section 4 clause (l) of Real Estate (Regulation and Development) Act, 2016 read with Regulation 4 (a) of the Maharashtra Real Estate Regulatory Authority (General) Regulation, 2017 requiring for submission to Maharera authorities and is not to be used for any other purpose or to be distributed to any other parties. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other

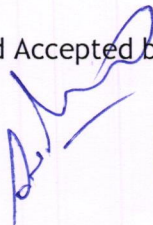
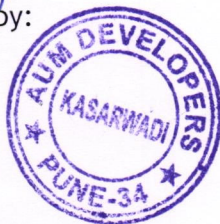
	party to whom it is shown or into whose hands it may come without our prior written consent.
4.	It is not possible for us to certify whether the amount received on a daily basis from the flatholders has been utilized for the project. Hence the method followed is the total amount of money received from flatholders and total amount expenses per financial.

Yours Faithfully,
For *R. V. Nevatia & Co*
(Chartered Accountants)
FRN: 107047W



CA Ravi Nevatia
(Partner)
M.No: 041766
Place: Pune
Date: 02-10-2023
UDIN: 23041766BGXXOE7842

Agreed and Accepted by:

Signature of Promoter
Name: Shrichand Aswani
Date: 02-10-2023