



M/s. Kaushalya Patel & Co
CHARTERED ACCOUNTANTS

CA. KAUSHALYA S. PATEL
B.Com, A.C.A.

B-1904, Kandivali Kesar Ashish Chs Ltd, Link Road, Kandivali west, Mumbai-400 067.
Contact No.:- 9769071245, Email Id:- cakaushalyapatel90@gmail.com

FORM 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

To,
ASHAPURA DEVELOPERS
SHOP NO 06
Plot No 5 & 6, Sector 8
Kharghar
Navi Mumbai - 410 210

SUBJECT :
Report on Statement of Accounts on project fund deposit, utilization and withdrawals by
ASHAPURA DEVELOPERS for the period **01/04/2022 to 31/03/2023** with respect to
MahaRERA Registration No. P52000018083

1. This certificate is issued in accordance with 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 the 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.

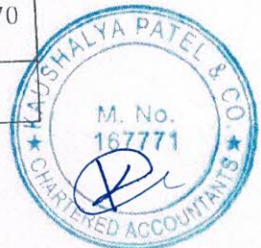
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of **ASHAPURA DEVELOPERS** for the period ended **31/03/2023** and hereby certify that

A. DEPOSITS :

		For the Fiscal Year	Total for this project till date
1	Total Amount Collected from allottees	1,79,25,000	5,09,75,000
2	% of amount to be deposited as per act	70	70
3	Amount to be deposited as per act (1*2)	1,25,47,500	3,56,82,500
4	Total Amount deposited in the Designated Bank Account	1,25,47,500	3,56,82,500
5	% of Amount deposited in Designated Account {(4) / (1) *100}	70	70
6	Short fall / Excess Deposit (3-4)	-	-

Amount Collected / deposited at Sr. 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



if NO, Please mention the amount not deposited

NIL

B. WITHDRAWALS

		For the Fiscal Year	Total for thus project till date
1	Opening Bank Balance of Designated Bank Accounts	-	-
2	Total Deposits	1,25,47,500	3,56,82,500
3	Total Amount Withdrawn	1,25,47,500	3,56,82,500
4	Closing Balance	-	-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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/ No) **FORM 1, FORM 2 & FORM 3 NOT PROVIDED TO US FOR VERIFICATION.**

if NO, Please provide the below details :-

Sr. No.	Date of Withdrawals	Amount Excess Withdrawals
1		

C. UTILISATION

I/we certify that, the **ASHAPURA DEVELOPERS**, has utilized the amounts withdrawn from designated bank accounts 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		

D. ANY QUALIFICATION / OBSERVATIONS OF CA

1	FORM 1, FORM 2 & FORM 3 NOT PROVIDED TO US FOR VERIFICATION.
2	

Yours Faithfully,
For KAUSHALYA PATEL & CO
CHARTERED ACCOUNTANTS

Kaushalya

PROPRIETOR
(KAUSHALYA S PATEL)
(Membership No. : 167771)



Agreed and Accepted by :
ASHAPURA DEVELOPERS

Patel.

Signature of Promoter **PARTNER**
Name *Visay Chaudhary*
Date *15/10/2023*

Place : MUMBAI

Date : 29-09-2023

UDIN :- *23167771B6YVPT5834*