



**A. V. IYER & CO**  
CHARTERED ACCOUNTANTS

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## ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To  
M/S Ujwal Construction,  
Ujwal House, 1<sup>st</sup> Floor,  
Kaishjivan Factory, Dhayri,  
Pune – 411 041.

Sir,

**SUB :** Report on Statement of Accounts on Project fund utilization and withdrawal by Kiran Creators and Developers for the period from 01.04.2021 to 31.03.2022 with respect to Project named **Ujwal Viaan**, having Maha.RERA Regn.Number **P52100028620**.

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) Rule2, 2017.
2. I have obtained all necessary information and explanation from the proprietor, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. I hereby conform that I have examined the prescribed registers, books and documents, and the relevant records of **M/s Ujwal Construction** for the period ended 31.03.2022 and hereby certify that :
  - i. M/s. Kiran Creators and Developers have completed 80 % approx. of the Project titled **Ujwal Viaan**, Maha.RERA REgn.No.P **52100028620** located at S.No. 148/10/5/2, Dhayri, Pune - 411041.
  - ii. Amount collected during the period 01.04.2021 to 31.03.2022 for this project is **Rs1,81,54,500/-** amounts collected till date is **Rs.1,91,54,500/-**
  - iii. Amount withdrawn during the period 01.04.2021 to 31.03.2022 for this project is **Rs.1,28,59,829/-** amounts withdrawn till date is **Rs.1,35,40,846/-**



4. I Certify that the M/s Ujwal Construction has utilized the amounts collected for **Ujwal Viaan** project only for that project and the withdrawal from the designated bank accounts(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

Place:Pune  
Date:06/04/2022

For A. V. Iyer & Co.,  
Chartered Accountants



A. V. Iyer  
Proprietor  
M.No. 033328



UDIN: 22033328AGNAPM8276

**Cost of Ujwal Viaan Project Maha RERA Registration Number P 52100028620**

| Sr.<br>No. | Particulars                                                                                                                                                                                          | Amount<br>(Rs.) |             |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|
|            |                                                                                                                                                                                                      | Estimated       | Incurred    |
| 1.         | <b>i. Land Cost :</b>                                                                                                                                                                                |                 |             |
|            | a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost (Refundable Deposit)                                     | 0/-             | 0/-         |
|            | b. Amount of Premium payable to obtain development rights, FSI, additional FSI. Fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority | 50,00,000/-     | 56,64,494/- |
|            | c. Acquisition cost of TDR (if any)                                                                                                                                                                  | NIL             | NIL         |
|            | d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and  | 6,59,800/-      | 19,64,000/- |
|            | f. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.                                                                                | NIL             | NIL         |
|            | g. Under Rehabilitation scheme :                                                                                                                                                                     |                 |             |
|            | (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer                                                                | N.A.            | N.A.        |
|            | (ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA                                                                                       | N.A.            | N.A.        |



(iii) Cost towards clearance of land of all or any encumbrances/ including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost,

(iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.

**Sub-Total of LAND COST**

56,59,800/-

76,28,494/-

**ii. Development Cost :**

a. (i) Estimated Cost of Construction as certified by Engineer.

2,15,00,000/-

NA

(ii) Actual Cost of construction incurred as per books of accounts as verified by the CA.

NA

(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) to (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.

NA

1,52,15,306/-

b. Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority.

1,05,00,000/-

2,38,860/-

c. Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution

NIL

NIL



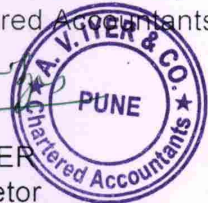
(NBFC) or money lenders on construction funding or money borrowed for construction ;

|    |                                                                                                                     |                      |                      |
|----|---------------------------------------------------------------------------------------------------------------------|----------------------|----------------------|
|    | <b>Sub-Total of Development Cost</b>                                                                                | <b>3,20,00,000/-</b> | <b>1,54,54,166/-</b> |
| 2. | <b>Total Estimated Cost of the Real Estate Project<br/>( 1(i) + 1(ii) of Estimated Column )</b>                     | <b>3,76,59,800/-</b> |                      |
| 3. | <b>Total Cost Incurred of the Real Estate Project<br/>( [1(i) + 1(ii) of Incurred Column. ]</b>                     |                      | <b>2,30,82,660/-</b> |
| 4. | % completion of Construction Work<br>(as per Project Architect's Certificate)                                       | <b>2%</b>            |                      |
| 5. | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.<br>(3/2%)           |                      | <b>61.29%</b>        |
| 6. | Amount Which can be withdrawn from the Designated Account.<br>(Total Estimated Cost * Proportion of cost incurred ) | <b>2,30,72,570/-</b> |                      |
| 7. | Less: Amount withdrawn till date of this Certificate as per the Books of Accounts and Bank Statement.               | <b>1,35,40,846/-</b> |                      |
| 8. | Net Amount which can be withdrawn from the designated bank Account under this certificate                           | <b>95,31,724/-</b>   |                      |

This certificate is being issued for RERA compliance for the Kiran Creators and Developers and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For A.V.IYER & Co.,  
Chartered Accountants

A.V.IYER  
Proprietor  
M.No.: 33328

UDIN : 22033328AGNAPM8276