



FORM 5

[See Regulation 4]

**Annual Report on Statement of Accounts
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 05/02/2024

To,
Kalyani Developers
Plot No 233, Neha Apartment,
Prabhat Road, Lane No 10,
Nearswaroop Hotel
Pune City, Pune, Maharashtra-411004

Subject: Report on Statement of Accounts on Project Fund Deposit, utilization, and Withdrawal by **Kalyani Developers** for the project **AASHRAY** for the period from **01/04/2022 to 31/03/2023** with respect to the MahaRERA Regn Number **P52100017609**.

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 necessary information and explanations from the Promoter, 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 **Kalyani Developers** for the period ended **31st March 2023** and hereby certify that:

A. Deposits:

Sr.no	Particulars	For this Fiscal Year F Y 2022-23	Total for this project till date i.e., up to 31.03.2023
1	The total amount collected from allottees	7,92,40,866/-	10,31,75,866/-
2	%of the amount to be deposited as per the act	70%	70%
3	Amount to be deposited as per act(1*2)	5,54,68,606/-	7,21,33,706.20/-
4	Total amount deposited in the Designated Bank Account	-	-
5	%of Amount deposited in Designated Bank Account [(4)/(1) *100]	0%	0%
6	Shortfall (+) / Excess deposit (-) (3-4)	5,54,68,606/-	7,24,33,106/-

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, been deposited in the Designated RERA Bank Account? **No** If No, please mention the amount not deposited.

B. Withdrawals:

Sr.no	Particulars	For this Fiscal year F. Y. 2022-23	Total for this project till date i.e., up to 31.03.2023
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	-	-
3	Total amount withdrawn	-	-
4	Closing Balance	-	-

Reconciliation between the Total Deposit in the Bank and the Deposit is considered in Table A above.

Particulars	Amount (Rs)
Total Deposit in Designated Bank Account	-
Less: Cancelled AFS & GST Collected	-
Total amount deposited in the Designated Bank Account as per Table A above	-

As specified in the Act, All the amounts withdrawn during the year from the 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, as per the CA certificate produced before us.

If No, please provide the below details: -

Sr. No.	Date of withdrawal	Excess Withdrawals
1.	Not Applicable	Not Applicable

C. Utilization:

We certify that **Kalyani Developers** has utilized the amounts withdrawn from the designated bank account towards project cost only, as specified in the act.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

Sr. No.	Date	Amount not utilized for project cost
1.	Not Applicable	Not Applicable

D. Any Qualification / Observations of CA

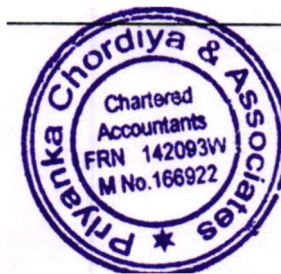
1.	Receipt is Considered from unaudited books of accounts.
2.	As RERA designated account in not operation so amount withdrawal form the account is considered as amount utilities. Current account treated as RERA account.
3.	The Above figures are as 31/03/2024

For Priynaka Chordiya And Associates

Chartered Accountants



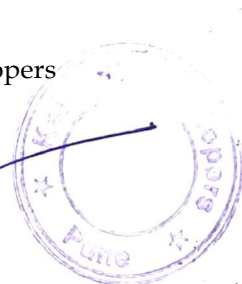
CA Priynaka Chordiya
Proprietor
M. No. 166922
UDIN: 24166922BKEESW1514
Place: Pune



Agreed and accepted by:

Yours faithfully,

For Kalyani Developers

Mr. Sandeep Narayandas Jani

(Authorized Signatory)

Date: 05.02.2024

