



**CA Pulkit Porwal**  
**Chartered Accountants**

Office No. 2, Ambika Bhavar  
Opp. TBZ Jewellers, B Cabin  
Thane West - 400602  
Mob: +91-9173465821  
Email:  
capulkitporwal@gmail.com

To,

M/s. Sai Adityaraj,  
1703, Building No. 3, Purnima CHS Ltd.  
Tagore Nagar, Vikhroli East, Mumbai - 400083

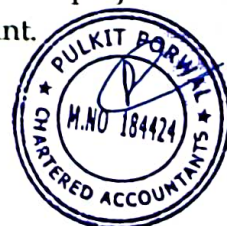
Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawn by M/s Sai Adityaraj for the period from 01.04.2021 to 31.03.2022 with respect to Project "Ivy Chs Ltd Adityaraj One" having Reg. No. P51800033847

1. This certificate is issued 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. 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 Sai Adityaraj for the period ended 31.03.2022 and hereby certify that:

**A. Deposits**

| S. No. | Particulars                                                           | For the FY<br>2021-22 | Total For this<br>Project as on 31 <sup>st</sup><br>March 2022 |
|--------|-----------------------------------------------------------------------|-----------------------|----------------------------------------------------------------|
| 1.     | Total Amount Collected from allottees                                 | 17,40,000             | 17,40,000                                                      |
| 2.     | % of amount to be deposited as per act                                | 100%                  | 100%                                                           |
| 3.     | Amount to be deposited as per act (1*2)                               | 17,40,000             | 17,40,000                                                      |
| 4.     | Total Amount deposited in the<br>designated bank account              | 17,40,000             | 17,40,000                                                      |
| 5.     | % of Amount deposited in the<br>Designated Bank Account ((4)/(1)*100) | 100%                  | 100%                                                           |
| 6.     | Shortfall/Excess Deposit (3-4)                                        | --                    | --                                                             |

\*The required proportion of money collected from allottees of the project units, as specified in the act, deposited in the designated RERA Bank Account.





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**B. Withdrawals**

| S. No. | Particulars                                | For the FY 2021-22 | Total For this Project as on 31 <sup>st</sup> March 2022 |
|--------|--------------------------------------------|--------------------|----------------------------------------------------------|
| 1.     | Opening Balance of Designated Bank Account | --                 | --                                                       |
| 2.     | Total Deposits                             | 17,40,000          | 17,40,000                                                |
| 3.     | Total Amount Withdrawn                     | --                 | --                                                       |
| 4.     | Closing Balance                            | 17,40,000          | 17,40,000                                                |

\*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.

**C. Utilization**

We certify that M/s Sai Adityaraj has utilized the amount withdrawn from the designated bank account towards the project cost only, as specified in the act.

**D. Any Disqualification/observation of CA - NIL**

For CA Pulkit Porwal  
Chartered Accountant

CA Pulkit Porwal  
M. No 184424

Date - 21<sup>th</sup> April 2023

UDIN: 23184424BGWUMV4610

