



CA Pulkit Porwal
Chartered Accountants

Office No. 2, Ambika Bhavan
Opp. TBZ Jewellers, B Cabin
Thane West - 400602
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Email:
capulkitporwal@gmail.com

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
M/s. Sai Adityaraj
2101, Building No. 3, Purnima CHS Ltd
Tagore Nagar, Vikhroli East, Near PMC Bank
Mumbai - 400083

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawn by M/s Sai Adityaraj for the period from 01.04.2022 to 31.03.2023 with respect to Project "IVY CHS Ltd Adityaraj One" RERA Regn. 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 31.03.2023 and hereby certify that:

A. Deposits

S. No.	Particulars	For the FY 2022-23	Total For this Project as on 31 st March 2023
1.	Total Amount Collected from allottees	3,96,54,000	4,13,94,000
2.	% of amount to be deposited as per act	100%	100%
3.	Amount to be deposited as per act (1*2)	3,96,54,000	4,13,94,000
4.	Total Amount deposited in the designated bank account	3,96,54,000	4,13,94,000
5.	% of Amount deposited in the 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.

Pulkit Porwal
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by Pulkit Porwal
Date: 2023.11.22
20:13:30 +05'30'



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B. Withdrawals

S. No.	Particulars	For the FY 2022-23	Total For this Project as on 31 st March 2023
1.	Opening Balance of Designated Bank Account	17,40,000	--
2.	Total Deposits	3,96,54,000	4,13,94,000
3.	Total Amount Withdrawn	4,13,65,919	4,13,65,919
4.	Closing Balance	28,081	28,081

*As specified in the act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

Pulkit
Porwal

Digitally signed
by Pulkit Porwal
Date: 2023.11.22
20:13:52 +05'30'



CA Pulkit Porwal

M. No 184424

Date - 21st November 2023

UDIN: 23184424BGWUPY3866