

G R PAWAR AND ASSOCIATES

Sr. No. 15/3, Flat No. 306, Lakewood, Near Lake Vista, Ambegaon, Pune-411046
Phone : 8975872779; Email- cagajanapawar@gmail.com

२० महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क, दिसेंबर २२, २०२१/पीच १, शके १९४३

Annexure F FORMS

(See Regulation 4)

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE
PROMOTER'S COMPANY/FIRM)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERD ACCOUNTANT'S CERTIFICATE

Date 22/09/2023

To.

The RUI UNIVERSAL REALITIES LLP DAHANUKAR COLONY, KOTHRUD, PUNE
114 Priyanjali, Plot Bearing / CTS / Survey / Final Plot No.: S r.no.26, Plot no.114, CTS No.571
at Kothrud, Havell, Pune, 411038

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by [Promoter] for the period from 01/04/2022 to 31/03/2023 with respect to Maha RERA Regn Number P52100046789.

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. I/We have obtained all 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 RUI UNIVERSAL REALITIES LLP for the period ended and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	1,35,18,626.00	6,0556,070.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1 * 2)	94,63,038.2	4,23,89,249.00
4.	Total amount deposited in the Designated Bank Account	1,12,17,501.00	4,46,81,692.00
5.	% of Amount deposited in Designated Bank Account [(4/1) * 100]	82.98%	77.31%
6.	Shortfall/Excess deposit (3-4)	-17,54,462.8	-2292443.00



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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,
deposited in the Designated RERA Bank Account? (Yes /No) **YES**
If No. Please mention the amount not deposited

महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क, डिसेंबर २२, २०२१/पौष १, शके १९४३

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	0	0
2.	Total Deposits	1,12,17,501.00	4,46,81,692.00
3.	Total amount withdrawn	1,09,22,901.00	2,94,02,236.00
4.	Closing Balance	2,94,600.00	1,52,79,456.00

As specified in the Act, All the amounts withdrawn during the year from R.ERA 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) **YES**

If No. Please provide the below details: -

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1	NA	NA

C. Utilization

I/We certify that, the (Name of Promoter) has utilized the amounts withdrawn from designated bank account towards project cost only. as specified in the act.

If No, please provide the below details: -

S. No.	Date	Amount not utilized for Project Cost
1	NA	NA



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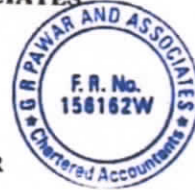
D. Any Qualifications/ Observations of CA

2.	NA
3.	
4.	

Yours Faithfully,

G R PAWAR AND ASSOCIATES

Chartered Accountants



CA. GAJANAN R PAWAR

Proprietor

M.No. 192366

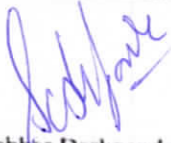
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Pune, Date – 22/09/2023

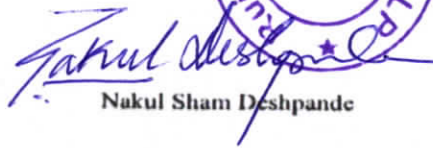
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Agreed and accepted by:

For RUI UNIVERSAL REALTIES LLP



Sham Prabhar Deshpande



Nakul Sham Deshpande

Signature of Promoter Name:

Date: 22/09/2023

