Dilip K. Jain & Associates
Chartered Accountants

FORM 5 (see Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT CERTIFICATE
(WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

To,
M/s. HASTHSHILP REALTY
Office No.1193, 1st Floor, Ganga Smruti Apartment,
Lane No.3, Subhash Nagar, Shukrawar Peth,
Pune – 411002.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s. Ahura Builders for the period from 01/04/2021 to 31/03/2022 with respect to **Project VERTICAL ALCINIA PHASE III - MahaRERA Regn. Number – P25100011957.**

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 have obtained all the necessary information and explanation from the Company, during the course of my audit, which in my opinion are necessary for the purpose of this certificate.

3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of M/s. Hasthshilp Realty for the period ended 31/03/2022 and hereby certify that:

A. **Deposits:**

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	Rs. 2,99,13,682 /-	Rs. 3,25,20,770/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	Rs. 2,09,39,577 /-	Rs. 2,27,64,539 /-
4.	Total amount deposited in the Designated Bank Account	Rs. 49,98,000 /-	Rs. 60,54,000/-
5.	% of Amount deposited in Designated Bank Amount [(4)/(1)*100]	16.71%	18.62%
6.	Shortfall/Excess deposit (3-4)	Rs. 1,59,41,577 /-	Rs. 1,67,10,539 /-

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~~)

If No Please mention the amount not deposited Rs. 1, 59, 41, 577/-.

Note: The shortfall of Rs. 1,59,41,577/- is due to amount received in collection account on 31/03/2022 and not deposited in designated account on same date.

B. **Withdrawals**

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	4,415.31/-	00.00/-
2.	Total Deposits	49,98,000.00/-	60,54,000.00/-
3.	Total amount withdrawn	49,78,000.00/-	60,29,584.69/-
4.	Closing Balance	24,415.31/-	24,415.31/-

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? (Yes/~~No~~)

If No, please provide the below details: -

No.	Date of withdrawal	Amount of Excess Withdrawals
1.		

C. **Utilisation**

I/We certify that, the M/s. Ahura Builders 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.		

D. **Any Qualifications / Observations of CA**

1.	As per limited review of books of accounts we are of the opinion that funds are utilized for the concerned project, but surety regarding usage of funds only towards construction of project cannot be ascertained based on the limited review of the books of accounts. Further, it is to be noted that the certificate is issued without any risk or responsibility on our part in any respect whatsoever, particularly as a guarantor or otherwise.
2.	This certificate has been issued on the basis of limited review of books of accounts produced before us (Tally Data) and information & explanations given to us.
3.	This certificate has been issued at the specific request of the said firm and as per the statutory requirement of third proviso to sub section 2 of Section 4 clause (l) of Real Estate (Regulation and Development) Act, 2016 read with Regulation 4 (a) of the Maharashtra Real Estate Regulatory Authority (General) Regulation, 2017 requiring for submission to Maharera authorities and is not to be used for any other purpose or to be distributed to any other parties. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior written consent.

4.	It is not possible for us to certify whether the amount received on a daily basis from the flat holders has been utilized for the project. Hence the method followed is the total amount of money received from flat holders and total amount expenses per financial.

Yours Faithfully,
For Dilip K. Jain & Associates
Chartered Accountants

CA Dilip K. Jain
Proprietor
M.No. : 108309
FRN : 119959W
Place : Pune
Date : 24/01/2024
UDIN: 24108309BKENXD9493

Agreed and Accepted by:
M/s. HASTHSHILP REALTY

Name: Parag Kotwal
Date: 24/01/2024