

FORM 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

M/s. Vedant Properties

Address: ARV Group, City Tower, Office No. 311, Dhule-Patil Road, Pune- 411001.

Subject: Report on Statement of Accounts on project fund utilization and withdrawal by **Vedant Properties** for the period from 01/04/2018 to 31/03/2019 with respect to **MahaRERA Reg. No. P52100001161**.

We, Shah Khandelwal Jain & Associates, Chartered Accountants (Firm Registration No.142740W), Auditors under Real Estate Regulation and Development Act, 2016 of "**M/s. Vedant Properties**" having its registered office at City Tower, Office No. 311, Dhule-Patil Road, Pune- 411001, have, for the purpose of issuing this certificate, examined the RERA Designated Bank Account No. 917020051472561 for the period 01/04/2018 to 31/03/2019 and other relevant information/documents and explanations provided to us by the management that were considered necessary in connection with issue of this certificate which after the verification have been handed over to partners of the said partnership firm.

Auditors' Responsibility

We have examined the RERA Designated Bank Account No. 917020051472561 (Axis Bank) for the period 1st April, 2018 to 31st March 2019 and other relevant information/documents maintained by the said partnership firm in the normal course of its business for the purpose of providing reasonable assurance on the particulars mentioned in the opinion part of the certificate.

Opinion

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 Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

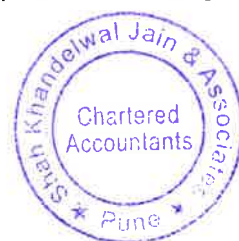


3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of **M/s Vedant Properties** with respect to project "**ARV Royale**" for the period ended 31st March 2019 and hereby certify that:

- i. **M/s Vedant Properties** has completed % as specified in the **Architect Certificate attached as Annexure A** of the project titled **ARV Royale**, MahaRERA Regn.No. P52100001161 located at Survey No. 63/2B/2A, 63/2B/2D, Handewadi, Near JSPM College, Hadapsar, Pune- 411028.
 - ii. Amount collected during the year for this project is **Rs.13,24,39,728/-** and amounts collected till 31st March 2019 is **Rs.18,24,36,738/-**. (Please refer Point No. 7 of Notes to Audit Report)
 - iii. Amount withdrawn during the year for this project is **Rs.11,38,00,000/-** and amount withdrawn till 31st March 2019 is **Rs.12,96,24,557/-**. (Please refer Point No. 10 of Notes to Audit Report)
4. I/We certify that the **M/s. Vedant Properties** has utilized the amounts collected for **ARV Royale** project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project except for:
- a. Seventy percent of the amounts collected from time to time from the allottees of the real estate project which was to be deposited in separate bank account from time to time was short by Rs.7,59,706/- and the said amount is directly withdrawn from account in which collection was received.

Sl. No	Particulars	Amount (Rs.)
1	Amounts collected from the allottees during 01/04/2018 to 31/03/2019	13,24,39,728
2	Amount ought to have been deposited in separate bank account (70% of A above)	9,27,07,810
3	Amount actually deposited by the promoter firm	9,19,48,104
4	Shortfall	7,59,706

- b. However, the promoter firm had sufficient eligible withdrawal limit as per the CA Certificates received from time to time to cover the amount of shortfall as reported above. Hence, the overall withdrawals made by the promoter during the period



01/04/2018 to 31/03/2019 is well within the eligible withdrawal available with the promoter.

5. The said utilization is based on the basis of review of the said Designated Bank Account and Certificates issued by the chartered accountant in Form 3 from time to time.
6. This report has to be read along with the Notes to Form 5 annexed herewith in Annexure B.

Exceptions:

1. The certificate has been drawn on the basis of total amount of money received from allottees of **"ARV Royale"** since the inception of the project until 31st March 2019 and amount expended since inception of the project until 31st March, 2019.
2. It is not possible for us to certify whether the amount received on daily basis from the allottees has been utilized for the project. Hence the method followed is the total amount of money received during F.Y 2018-19 from the allottees of the project and the total amounts deposited in the RERA designated account and the total withdrawals made from the RERA designated account during the F.Y 2018-19.
3. Further the said certificate has been issued on the basis of limited review of the books of accounts and not on the basis of any site visit done as we are not technically qualified to perceive the progress of work on site for which we rely on the Architect certificate dated 31st March, 2019 for completion of work on site.
4. Our entire audit is based only on the records of the Promoter M/s Vedant Properties of the Project **ARV Royale**. Other promotor Mr. Faruq Yasin Sayyed (Inamdar) is the Land Owner / Investing promoter of the said real estate project to whom area is allotted in the real estate project.
5. Books, prescribed registers, documents and other relevant records of the above mentioned promoters required to perform the audit were not provided to us for verification. Hence, the figures reported in Form 5 are exclusive of the collections & withdrawals made by such Land Owner / Investor promoters. Hence, we do not certify the utilization of the moneys received from allottees by such Land Owner/Investor Promoters.

Restriction on Use

This certificate has been issued at the specific request of the said partnership firm and as per the statutory requirement of third proviso to sub section 2 of Section 4 clause (I) 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 Maha Rera 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.

This certificate should not be construed as utilization certificate of said loan borrowed for construction of the project as this certificate is merely for the utilization of money received from allottees of the project.

Enclosures:

1. Annexure A: Architect Certificate in Form 1 as on 31/03/2019.
2. Annexure B: Notes to Form 5

Place: Pune

Date: 30/09/2019

UDIN: 19100246AAAAGK8208

**Shah Khandelwal Jain & Associates
Chartered Accountants**

N. C. Khandelwal

**CA Neelesh Khandelwal
Partner**

Address: Shah Khandelwal Jain and
Associates, Level-3, Riverside Business Bay,
Wellesley Road, Near Pune-RTO, Pune-
411001

Membership No.:100246

Contact No. : 9422009018

Email: neeshkhandelwal@khandelwaljain.com





ARCHITECT'S CERTIFICATE

Date: 31.03.2019

To

The Vedant Properties

Office No - 311, City Tower, Dhole Patil Road Pune - 411001

Subject: Certificate of Percentage of Completion of Construction Work of ARV Royale No. of Building(s) 2 Wing(s) of the 1st Phase of the Project [MahaRERA Registration Number] situated on the Plot bearing Sr.No.63/2B/2A & 63/2B/2D demarcated by its boundaries (latitude and longitude of the end points) the North - Sr.No 64 & Road to the South - Sr.No 63(P) to the East Nala to the West - 24 mtr Wide Road of Division - village - Hadpsar, Taluka - Haveli, District - Pune PIN - 411028 admeasuring 1534.14 sq. mtr (B & C) area being developed by Vedant Properties.

Sir,

I Cubix Architect have undertaken assignment as Architect/ Licensed Surveyor of certifying Percentage of Completion of Construction Work of the ARV Royale Building(s) 2 Wing(s) of the 1st Phase of the Project, situated on the plot bearing Sr.No.63/2B/2A & 63/2B/2D of Division - village - Hadpsar, Taluka - Haveli, District - Pune PIN - 411028 admeasuring 1534.14 sq. mtr (B & C) area being developed by Vedant Properties.

1. Following technical professionals are appointed by Owner/ Promoter:-

(i) **Cubix Architects Associates** as L.S./Architect :

(ii) **Sunil Mutalik & Associates** as Structural Consultant

(iii) **Mcclin** as MEP Consultant

(iv) **Rahul Jorvekar** as Project Manager

Based on Site Inspection, with respect to each of the Building/Wing of the afore said Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project as registered vide number under MahaRERA is as per table A herein below. The percentage of the work done executed with respect to each of the activity of the entire phase is in Table B.



ARCHITECT'S CERTIFICATE

Date: 31.03.2019

To

The Vedant Properties

Office No - 311, City Tower, Dhole Patil Road Pune - 411001

Subject: Certificate of Percentage of Completion of Construction Work of ARV Royale No. of Building(s) 2 Wing(s) of the 1st Phase of the Project [MahaRERA Registration Number] situated on the Plot bearing Sr.No. 63/2B/2A & 63/2B/2D demarcated by its boundaries (latitude and longitude of the end points) the North - Sr.No 64 & Road to the South - Sr.No 63(P) to the East Nala to the West - 24 mtr Wide Road of Division - village - Hadapsar, Taluka - Haveli, District - Pune PIN - 411028 admeasuring 1534.14sq. mtr (B & C) area being developed by Vedant Properties.

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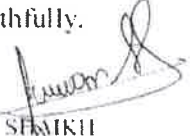
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TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	YES	70%	
2	Water Supply	YES	75%	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	75%	
4	Storm Water Drains	YES	75%	
5	Landscaping & Tree planting	YES	75%	
6	Street Lighting	YES	80%	
7	Electrical meter room, sub-station, receiving station	YES	75%	
8	Aggregate area of recreational open space	YES	75%	
9	Open Parking	YES	50%	
10	Community Buildings & swimming pool	YES	90%	
11	Treatment and disposal of sewage and sullage water	YES	100%	
12	Solid Waste management & Disposal / OWC	YES	100%	
13	Water conservation, Rain water harvesting	YES	80%	
14	Energy management	YES	70%	
15	UGWT	YES	100%	
16	Compound wall / Retaining wall	YES	70%	
17	Podium	YES	65%	

Yours Faithfully,


 ARJUN SHRIKANT
 (CA/2001/28514)


Annexure B
M/s. Vedant Properties
Project – ARV Royale

Notes to Form 5:

1. In clause 3 above, the word 'prescribed registers' is used which is nowhere defined in the Act, Rules and Regulations thereto. In such a scenario, we have verified the documents, registers, bank accounts and other evidences on sample check basis as per the standards of auditing which as per our opinion are relevant for reporting under the Act. The procedures selected to obtain audit evidence depends on ones' judgement with respect to the risk of material misstatement in the accounts. We have verified the documents, registers and bank accounts verified relating to the real estate project titled **"ARV Royale"** only.
2. In clause 3(i) above, percentage of the project completed as per Architect Certificate is reported. As per the Statement of Accounts maintained by the promoter in relation to the real estate project, Proportion of the Cost incurred on Land Cost and Development Cost / Cost of Construction till 31/03/2019 to the Total Estimated Cost of the project comes to 91.53%. Details of which are as follows:

Sr. No	Particulars	Estimated Cost (Rs.)	Cost Incurred till 31/03/2018 (Rs.)
A	Land Cost	1,58,66,602	96,11,255
B	Development Cost / Cost of Construction	32,65,83,567	30,38,42,506
C	Total Estimated Cost of the Real Estate Project (A+B of Estimated cost column)	34,24,50,169	NA
D	Total Cost Incurred till 31/03/2018 (A+B of Cost incurred till 31/03/2018 column)	NA	31,34,53,761
E	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (D/C *100)		91.53%



3. There are more than one real estate project in the promoter enterprise and the promoter has not maintained separate books of accounts for each such real estate project.
4. The percentage completion of the project as on 31/03/2019 as specified in Point No. 2 above, is computed on the basis of the records and documents produced before us and the information and explanation provided to us by the promoter enterprise. The cost incurred on the real estate project from its inception till 31/03/2018 is taken as such from the audit report of the previous year for computation of percentage completion of the project.
5. For total estimated cost of the real estate project, we have relied on the certificate issued by Chartered Accountant at the time of registration of real estate project under RERA which has also been confirmed by the management.
6. Management of the promoter enterprise has represented that all the amounts collected from the allottees of the real estate project towards the cost of the apartment (agreement value) and infrastructure charges (if any) are deposited only in the following bank accounts and our report is based on verification of these bank accounts only:

Sr. No.	Name of the Bank	Bank Account Number
A	Axis Bank Account	917020051472228
B	Axis Bank Account	912020023909937

7. For computing the amounts collected till date, reliance has been placed on the amounts certified as collected till 31/03/2018 in Clause ii of Point No. 3 of the Form 5 of the previous year (F.Y 2017-18) dated 30/09/2018. Please refer to the working below:

Sr. No.	Particulars	Amount (Rs.)
A	Amounts collected as Clause ii of Point No. 3 of the Form 5 of previous year (F.Y 2017-18) dated 30/09/2018	4,99,97,010/-
B	Amounts collected during the year as reported above	13,94,24,928/-
C	Amounts collected till date (A+B)	18,94,21,938/-

8. Total collections as mentioned above are exclusive of stamp duty, registration charges and GST collected from allottees of the real estate project under consideration.
9. Amounts collected from the allottees of the project for booking of the units in the real estate project which were further cancelled are not considered in computing collections made during the year.



10. For computing the amounts withdrawn till date, reliance has been placed on the amounts certified as withdrawn till 31/03/2018 in Clause iii of Point No. 3 of the Form 5 of the previous year (F.Y 2017-18) dated 30/09/2018. Please refer to the working below:

Sr. No	Particulars	Amount (Rs.)
A	Amounts withdrawn as Clause iii of Point No. 3 of the Form 5 of previous year (F.Y 2017-18) dated 30/09/2018	1,58,24,557/-
B	Amounts withdrawn during the year as reported above	11,38,00,000/-
C	Amounts withdrawn till date (A+B)	12,96,24,557 /-

11. In Clause 3(iii) above, the amounts stated as "withdrawn during the year" and the portion of amounts withdrawn post RERA registration in "amount withdrawn till date" pertains to the withdrawals made by the promoter from RERA designated bank account only. Details of bank account designated with RERA for the abovementioned real estate project:

Sr. No.	Name of the Bank	Bank Account Number
A	Axis Bank Account	917020051472561

12. As per clause 4 of Form 5 above, it has been stated that the promoter enterprise has utilized the amounts collected for "ARV Royale" project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project. Further, in order to verify whether the withdrawals made from time to time from the designated bank account is in proportion to the percentage of completion of the project, we have placed our reliance on the certificate issued by the Chartered Accountant from time to time certifying the eligible withdrawal from the designated bank account.

Place: Pune

Date: 30/09/2019

Shah Khandelwal Jain & Associates

Chartered Accountants



CA Neelesh Khandelwal

Partner

