



DHAWAL JANI
CA DHAWAL LALIT JANI(129361)
C-302, Pushkar-4, P T College Rd.,
Ahmedabad City,Ahmedabad,380007
Email: dhawal.jani@yahoo.com, Mobile: 9227220788

Form 5

[Regulation 4 read with section 4(2)(I)(D)]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
SUDHAPATI DEVELOPERS PRIVATE LIMITED
SH-1, VIP SOCIETY, JAVAHAR ROAD, , BEHIND UTKARSH VIDHYALAY, VADODARA.
Vadodara, Gujarat 390007

I/We CA DHAWAL LALIT JANI PROPRIETOR of DHAWAL JANI the auditor, have examined books of accounts and all the relevant records of SUDHAPATI DEVELOPERS PRIVATE LIMITED having PAN no. AAZCS9309L related to AARYA ELEGANCE project (RERA registration no. PR/GJ/VADODARA/VADODARA/Others/RAA03842/261018) having site address as AARYA ELEGANCE, NEAR JASH PACKAGING, BEHIND BANCO COMPANY,, PADRA ROAD, BIL, VADODARA. Vadodara, GUJARAT for year ending on 31/03/2023 .

We have conducted our engagement and examination in accordance with the Standards on Auditing, Guidance Note on Reports or Certificates for Special Purpose and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

It is the primary responsibility of the Management of SUDHAPATI DEVELOPERS PRIVATE LIMITED to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.

Period under Certificate: from 01/04/2022 to 31/03/2023

1. Whether separate RERA Bank Account has been opened as envisaged in Gujarat RERA Bank Account Direction,2018?

YES

1.1. Whether the existing operational bank account was made known at the time of application for registration as RERA Bank Account?

YES

2. Details of RERA Bank Account as registered with Gujarat RERA (mention all the bank accounts if there has been a change in Bank Account registered with RERA)

Sr. No.	1
Bank Name	UCO Bank
Branch Name	BIL VADODARA
Account Name	SUDHAPATI DEVELOPERS PVT LTD AARYA ELEGANCE RERA
Account Number	3610210001561
Type of Account	CURRENT ACCOUNT
IFSC Code	UCBA0000361
Date of Account Opening	20/09/2018
Opening Balance Date	01/04/2022
Opening Balance	402481
Deposit during the period	15509990
Withdrawal during the period	15907471
Closing Balance 31/03/2023	5000

3. In case of change in RERA Bank Account as indicated above, whether due approval following prescribed documentation was taken from Gujarat RERA under the Gujarat RERA Bank Account Direction, 2018?

NOT CHANGED

4. Whether any of the Form 3 issued during the certificate period mandated deposit of 100% of the money collected from the booking of the project units (refer point 5 of Additional Information for Ongoing Project of Form 3)?

YES

4.1. If Yes, please mention the certificate date and name of certifying Chartered Accountant.

Sr.No.	Certifying Professional	Date of Certificate
1	BHUVANESHKUMAR D SARWAR	07/05/2022
2	BHUVANESHKUMAR D SARWAR	07/08/2022
3	BHUVANESHKUMAR D SARWAR	07/11/2022

5. Whether the required proportion of money collected from the allottees of the project units(as indicated in Form 3) deposited in the RERA Bank Account?

YES

6. Whether the project registration is as New or Ongoing project?

NEW

6.1. In case of New Project Registration, whether there was any booking taken prior to project registration?

NO

7. Whether all amounts withdrawn from RERA Bank Account were within the withdrawal limit as certified

under the relevant form 3 issued during the reporting period?

Cumulative withdrawal limit on 31st March as at Sr. No. 6 of Form-3 (Rs.): 269421743

Cumulative withdrawal from separate A/C till 31st March (Rs.): 219408777

YES

8. Whether any fixed deposit was created out of funds deposited in RERA Account?

NO

9. Whether there has been any instance of receipt of consideration in excess of 10% of apartment value without entering into a registered Agreement for Sale?

YES

9.1. If yes, please provide the information as below:

Sr.No.	Unit Number	Total Consideration	Amount received in excess of 10% till registered ATS executed
1	B 401	Rs. 1,189,000.00	Rs. 1,070,100.00

10. Whether the project is executed by availing any loans/borrowing?

Estimated cost of Project (Rs.): 296100000

YES

10.1. If yes, please provide details as below:

Sr.No.	Name & Type of Lender	Amount of Loan Sanction(Rs)	Sanction Date	Loan outstanding as on end date	Collatera/Mortgage details
1	UCO BANK	Rs.40,000,000.00	30/11/2020	Rs.0.00	FINAL LOAN ALL COMBINED FILE

Total loan as % of Estimated cost of Project mentioned above: 13.51%

10.2. Whether the financial encumbrance is reported to Gujarat RERA?

NO

11. Whether any discrepancy noticed in forms 1, 2 and 3 with reference to their issuance in accordance with the RERA Act, rules and regulations?

NO

12. Please specify any other things which are not covered above.(Maximum 200 words)

In Point No. 11 Form No. 1 and 2 are technical as they are issued by Architect and Engineer we are unable to comment on the same.

IN POINT NO 7 WE HAD REPORTED VALUE AS PER LAST QUTER END FORM 3 FOR THE YEAR 2022-23 ISSUED AS ON 30th SEP 2022.

IN POINT NO 9 IN ALL CASES REPORTED IN THIS CERTIFICATE SALE DEED HAS BEEN EXECUTED BEFORE END OF THE YEAR 31st March 2023

In Point No.9 due to quantum of transactions we have attached observation sheet in other documents.

Additional Point No.10 Sudhapati Developers Pvt Ltd had availed Project Loan For Business, Loan Account no. 03610610020029 for amt. Rs. 4,00,00,000 This loan account has been closed on 09.09.2022 and Document

attached annexure.

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. Also I/We have attached herewith the copies of Financial Statements and Audit Report of the SUDHAPATI DEVELOPERS PRIVATE LIMITED(Promoter Name) for the financial year ending on 31/03/2023 .

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of AARYA ELEGANCE(Project) for the period ended and this certificate is being issued based on the records and documents produced before me and explanations provided to me by the management of the Promoter based on the verification of books of accounts till 31/03/2023 .

I/We hereby declare that, I/We or any of us/our associate have not issued RERA Form-3 for any of the projects of SUDHAPATI DEVELOPERS PRIVATE LIMITED .

Place : Ahmedabad

Date : 28/10/2023

For,

Name Of CA Firm: DHAWAL JANI

Firm Reg. No. : _____

Name of Signature :CA DHAWAL LALIT JANI

Designation : Proprietor

(Signature and Stamps/Seal of the Signatory CA)

Membership Number: 129361

UDI Number: 23129361BGWRHX1772

Full Address: C-302, Pushkar-4, P T College Rd.,
Ahmedabad City,Ahmedabad,380007

Attachments:

BALANCE SHEET : BS.pdf

PROFIT AND LOSS : P&L.pdf

CASH FLOW : CASH FLOW.pdf

Other Attachments:

LOAN ALL COMBINED FILE ANNEXURE : FINAL LOAN - ALL COMBINED_1698415014703.pdf

POINT NO 9 ANNEXURE : POINT 9_1698415015013.pdf