



RANPURA & SHAH(131720W)
NIRAJ NANDKISHOR SHAH(141177)
T/F-28, SOMESHWAR MALL, MODHERA ROAD, MEHSANA,
Mahesana,Mehsana,384002
Email: RNSMEHSANA@GMAIL.COM, Mobile: 9979587957

Form 5

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

To,
AADHYA BUILDCON
Survey No 58 1 32 1, Gotri Road
Vadodara, Gujarat 390021

I/We NIRAJ NANDKISHOR SHAH PARTNER of RANPURA & SHAH the auditor, have examined books of accounts and all the relevant records of AADHYA BUILDCON having PAN no. ABQFA2611Q related to AADHYA FORTUNE II project (RERA registration no. PR/GJ/VADODARA/VADODARA/Others/RAA07643/091120) having site address as F P No 32/1 R S No 58/1, T P No 17 Vasna Bhayli 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 AADHYA BUILDCON 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	ICICI Bank
Branch Name	Chakli circle
Account Name	Aadhya BuildconAadhyaFortune II RERARetention Ac
Account Number	000305022039
Type of Account	Current
IFSC Code	ICIC00000003
Date of Account Opening	30/09/2020
Opening Balance Date	01/04/2022
Opening Balance	3120588
Deposit during the period	35524362
Withdrawal during the period	36350000
Closing Balance 31/03/2023	2294950

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)?

NO

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?

ONGOING

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.): 73587140

Cumulative withdrawal from separate A/C till 31st March (Rs.): 48965000

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	As per sheet	Rs.13,100,000.00	Rs.4,601,111.00
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10. Whether the project is executed by availing any loans/borrowing?

Estimated cost of Project (Rs.): 85869495

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)

No

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 AADHYA BUILDCON(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 AADHYA FORTUNE II(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 AADHYA BUILDCON .

Place : Mehsana

Date : 28/10/2023

For,

Name Of CA Firm: Ranpura & shah

Firm Reg. No. : 131720W

Name of Signature :NIRAJ NANDKISHOR SHAH

Designation : Partner

(Signature and Stamps/Seal of the Signatory CA)

Membership Number: 141177

UDI Number: 23141177BGWGFR2098

Full Address: T/F-28, SOMESHWAR MALL, MODHERA ROAD, MEHSANA,
Mahesana,Mehsana,384002

Attachments:

Balance sheet : balance sheet.pdf

Profit loss : profit loss.pdf

NA : bblank page.pdf

Other Attachments:

Notes : NOTES FOR FORM 5 aadhya fortune ii_1698231120730.pdf

Point 9 : point 9_1698231120763.pdf

