

AGRAWAL CHHALLANI & CO.

CHARTERED ACCOUNTANTS,

51/ A, GROUND FLOOR, NEW COLONY,

BEHIND CHHAONI POLICE CHOWKY,

NAGPUR-GPO-440001, Ph.2595653,2595750. FORM 5

(See Regulation 4)

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE**

To.

M/s. ARA BUILDCONAddress : Flat No. N-103, Laxmivihar Apartment, Near Airport Centre Point Hotel, Somalwada,
Nagpur - 440025

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdraw by
M/s. ARA BUILDCON (Mahalaxmi Nagar – 42) for the period from 01-04-2024 To 31-03-2025
with respect to MahaRERA Regn Number P5050079059.

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. We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of **M/s. ARA BUILDCON** (Mahalaxmi Nagar – 42) for the period ended 31st March 2025 and hereby certify that:

A. Deposits:

Sr No	Particulars	For This Fiscal Year	Total For This Project till Date
1	Total amount collected from allottees	46,20,150/-	46,20,150/-
2	% Of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 *2)	32,34,105/-	32,34,105/-
4	Total amount deposited in the Designated Bank Account	31,80,206/-	31,80,206/-
5	% Of Amount deposited in Designated Bank Account	68.83%	68.83%
6	Shortfall in deposit (3-4)	53,899/-	53,899/-

Amount collected/deposited at Sr. No. 1 & 2. does not include pass through charges and indirect taxes.

Promoter 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.



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B. Withdrawals

Sr No	Particulars	For This Fiscal Year	Total for this Project till date
1	Opening Balance of Designated Bank Account	NIL	NIL
2	Total Deposits	31,80,206/-	31,80,206/-
3	Total amount withdrawn	24,00,000/-	24,00,000/-
4	Closing Balance	7,80,206/-	7,80,206/-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

C. Utilization

We certify that, the **M/s. ARA BUILDCON** (Mahalaxmi Nagar – 42) has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act.

D. Any Qualifications / Observations of CA

1	The amounts stated at Point Nos. A and B have been considered as per the books of accounts.
3	The amounts mentioned in Table B of Form 3 under Points 3 and 5—namely, “Total Cost of the Project (Actual incurred as on the date of the certificate)” and “Amount which can be withdrawn from the designated bank account”—are not in agreement with the audited books of accounts. This is primarily due to the non-determination of the actual cost incurred on the project. Further, the value of land and the amount paid towards stamp duty have been considered based on the ASR (Annual Statement of Rates) rather than the amounts reflected in the books of accounts.



FOR AGRAWAL CHHALLANI & CO.;
CHARTERED ACCOUNTANTS,
FIRM REG NO. 100125W

(S.R. Chhallani),
PARTNER

Membership No. 30154,

UDIN : 26030154WHCRYL9255