Vijay Chinchole & Associates
Chartered Accountants
Flat No 1, First Floor, Samarth Residency,
Plot No 4, Jay Bhawani Co-Op Hsg Soc,
Garkheda, Aurangabad - 431 009.
cavijaychinchole@gmail.com
M No : 99212 63933, 86001 09400

FORM-5 (See Regulation 4)
ANNUAL REPOT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,

The Partners of Kalyani Infracon

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the **KALYANI INFRACON** for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn. Number P51500048166 & Project Name Swapnapurti Heights

1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & 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 register, books and documents, and the relevant records of Kalyani Infracon for the period ended 31/03/2023 and hereby certify that :

Sr.No		Particulars	Amount Rs. For this Fiscal Year	Amount Rs. Total for this project till 31/03/2023
A		**Deposits :**		
	1	Total amount collected from Allottees	16,87,500.00	16,87,500.00
	2	% of amount to be deposited as per the Act	100%	100%
	3	Amount to be deposited as per the Act (1*2)	16,87,500.00	16,87,500.00
	4	Total amount depoited in the designated bank Account	16,87,500.00	16,87,500.00
	5	% of amount deposited in the designated bank Account (	100%	100%
	6	Shortfall / Excess Deposit (3-4)	0.00	0.00

Note
1 Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.
2 Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the designated RERA bank account ?
3 If no please mention the amount not deposited

VIJAY CHINCHOLE & ASSOCIATES
M. No. 164035
FRN 140532W
CHARTERED ACCOUNTANTS

Sr.No		Particulars	Amount Rs.	
			For this Fiscal Year	Total for this project till 31/03/2023
B		**Withdrawals :**		
	1	Opening Balance of designated bank account	0.00	0.00
	2	Total Deposits	16,87,500.00	16,87,500.00
	3	Total Amount withdrawn	16,71,338.50	16,71,338.50
	4	Closing Balance	16,161.50	16,161.50

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period ?
Yes

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals

C Utilisation :

We certify that the Kalyani Infracon has utilized the amount withdrawn from designated bank account towards project cost only, as specified in the act.

If No, Please provide the below details -

Sr. No.	Date	Amount not utilized for the project cost

D Any qualification / observations by CA :

Sr. No.	Qualification / Observation
1	Amount Shown under designated bank accounts are from Collection accounts which contains 100% of booking amount

Yours Faithfuly,

M/s Vijay Chinchole & Associates
Chartered Accountants
FRN 140532W

VIJAY CHINCHOLE & ASSOCIATES
M. No. 164035
FRN 140532W
CHARTERED ACCOUNTANTS

CA Vijay V Chinchole
Proprietor
M No 164035
UDIN : 24164035BKAQXN2791

Agreed & Accepted by
For Kalyani Infracon

Partner

Date : 08-03-2024
Place : Aurangabad