Vipul V. Bhandari
B.com, A.C.A.
CHARTERED ACCOUNTANTS
Office : 402, Space Anthem, Old Agra Road, Opp. State Bank of India, Near Samrat Hotel, Old C.B.S. , Nasik-422001
Ph. (0253) 2570173, 6637144, M.: 9823049067, E-mail :bhandari_vipul@yahoo.com
Resi. : Kashyapi-C, Row House No.3, Saubhagya Nagar, Gangapur Road, Nashik- 13, Ph.(0253) 2319743

FORM 5
[See Regulation 4]
Annual Report on Statement of Accounts
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 21.10.2022

To,
Mrs. Anuradha Shridhar Rao,
Proprietor,
M/S Aryan Developer,
12, Sun Society, Shinghada Talav,
Near Gurudwara, Opp. Fire station,
Nashik, Maharashtra 422001.

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by **M/s Aryan Developer** for the project **Regal Ashtvinayak** for the period from **31.08.2017 (From the date of RERA registration) to 31.03.2018** with respect to MahaRERA Regn. Number **P51600011136.**

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 Aryan Developer** for the period **31.08.2017 to 31.03.2018** and hereby certify that:



A. Deposits:

Sr.no	Particulars	For the Period From 31.08.2017 to 31.03.2018	Total for this project till date i. e. 31.03.2018
1	Total amount collected from allottees A] Before Registration of On-going project B] After Registration of On-going project Total	- 32,30,500.00	34,31,500.00 32,30,500.00 66,62,000.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	22,61,350.00	46,63,400.00
4	Total amount deposited in the Designated Bank Account	32,30,500.00	66,62,000.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100.00%	100.00%
6	Shortfall / Excess deposit (3-4)	(9,69,150.00)	(19,98,600.00)

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

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? : Yes.

If No, please mention the amount not deposited.

B. Withdrawals:

Sr.no	Particulars	For the Period From 31.08.2017 to 31.03.2018	Total for this project till date i.e. 31.03.2018
1	Opening Balance of Designated Bank Account	1,263.00	0.00
2	Total Deposits	51,01,500.00	1,36,61,969.00
3	Total amount withdrawn	49,82,432.00	1,35,41,638.00
4	Closing Balance	1,20,331.00	1,20,331.00

VIPUL V. BHANDARI
402
Sonee Anthurs
Opp SBI Bank
Near Samrat
Old G.B.S
Nashik
CHARTERED ACCOUNTANTS

Reconciliation between Total Deposit in Bank and Deposit considered in Table A above.

Particulars	Amount (Rs)
Total Deposit in Designated Bank Account	51,01,500.00
Less: Self-funds deposited	12,57,000.00
Less: GST & VAT amount deposited	4,93,000.00
Less: Stamp Duty deposited	1,21,000.00
Total amount deposited in the Designated Bank Account as per Table A above	**32,30,500.00**

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? (Yes / No): Yes.

If No, Please provide the below details: -

Sr. No	Date of withdrawal	Amount of Excess Withdrawals
1.	Not Applicable	Not Applicable

C. Utilization:

We certify that, the **M/s Aryan Developer** has utilized the amounts 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 project cost
1.	Not Applicable	Not Applicable

D. Any Qualification / Observations of CA

1.	We have conducted our engagement and examination in accordance with standards on Auditing, Guidance Note on Reports and Certificates for special purposes 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.
2.	It is the primary responsibility of the management of **M/s Aryan Developer** 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.
3.	As per self-certification obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only. While

VIPUL V. BHANDARI 402 Space Anthum, Opp SBI Bank, Near Samrat market, Old C.B.S, Nashik 1 CHARTERED ACCOUNTANTS

	certifying on utilization, we have relied on the expenditure as per books of accounts produced before us which shows that the expenditures incurred on the project are more than total amount collected from customers till the end of financial year on cumulative basis.
4.	The promoter has received the completion certificate from Nashik Municipal Corporation dated 05.09.2019, the copy of the same is attached herewith.

Yours faithfully,

VIPUL V. BHANDARI
402
Space Anthum
Opp.SBI Bank
Near Samrat Hotel
Old C.B.S
Nashik 1
CHARTERED ACCOUNTANTS

CA Vipul V Bhandari
Chartered Accountants
Designation: Partner
Membership No.158295
UDIN:
Place: Nashik

Agreed and accepted by:

ARYAN DEVELOPER
PROPRIETOR

Signature of Promoter
Name: Mrs. Anuradha Shridhar Rao
Designation: Proprietor
Date: 21.10.2022

नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No. 23[illegible] (पूर्ण/~~भागश:~~)

जावक क्र./ननिवि/2340८/2०9९

दिनांक : ०५ /०९/ २०9९

श्री./श्रीमती श्री. एस बी जाधव वडनेर मार्फे जी.पी.ए. होल्डर मे. आर्यन डेव्हलपर्स मार्फे- सौ. अनुराधा श्रीधर राव. पॅन क्रमांक :

प्रकल्पाचे ठिकाण व पत्ता : ~~डिशान अर्थविनाशक मार्ई केमाल~~ गोडाऊन जवळ डी.जी.पी.नगर अंबड.

आपला अर्ज क्रमांक की-2 /93 दिनांक 20/08/2०9९

व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. ——

महा[illegible]

दाखला देण्यात येतो की, अंबड शिवारातील/सि.स.नं., स.नं. 22९/ब/9

प्लॉट नं. 36+3८ अं.भू. क्र. मधील इमारतीच्या पार्किंग + चारमजले.

मजल्याचे इकडील बांधकाम परवानगी क्र. की-2/2९8/30 दिनांक 93 /०५ / २०9९ अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. ~~कृपाली व विवेक जायरथेडकर~~ रजिस्ट्रेशन क्र.

यांचे निरीक्षणाखाली पूर्ण झाली असून ~~निवासी~~/~~निवासेतर~~/~~सैक्षणिक~~/ ~~निवासी~~ कारणासाठी खालील अटी शर्तीस अधिन राहून इमारतीचा वापर करणेस परवानगी देण्यात येत आहे.

१) एकुण बांधकाम क्षेत्र ९९८.५३ चौ.मी. या पैकी निवासी ९९८.५३ निवासेतर —— चौ.मी.

२) एकुण चटई क्षेत्र ९९२.८०२ चौ.मी. या पैकी निवासी ९९२.८०२ निवासेतर —— चौ.मी.

३) एकुण पार्किंग क्षेत्र —— या पैकी निवासी —— निवासेतर —— चौ.मी.

१) सदर इमारतीचा वापर ~~निवासी~~/~~निवासेतर~~/~~सैक्षणिक~~/ ~~नियासी~~. कारणाकरिताच करता येईल. त्या वापरात बदल करता येणार नाही. वापरात बदल करावयाचा झाल्यास इकडील कार्यालयाची पूर्व परवानगी घ्यावी लागेल.

अग्निशमन विभागाचा अंतिम दाखला क्रमांक ——

३) पर्यावरण विभागाचा नाहरकत दाखला क्रमांक ——

४) घरपट्टी आकारणी करणेकामी संबंधित विभागात संपर्क साधावा.

५) सदर इमारतीत म.न.पा.च्या पूर्व परवानगी शिवाय वापरामध्ये व बांधकामामध्ये कोणताही बदल करता येणार नाही, तसे केल्याचे आढळुन आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

६) ~~बांधकाम विभाग क्रमांक रु. 33935/- पान. 23/00८ व. FSI प्रीमियम रु. 8९2850/- पान. 8८०/0&&९ हार्डशीप रु. 2९2०८००/- वाल्कणी बंद लादणेस रु. 28०००/- व फ्रीज दंड रु. ५०९५/- व. अनाधिकृत बांधकाम स्क्र दंड रु. ५०००/- व अनाधिकृत वापर स्क्र दंड रु. 9९५००/- व समेत आर्जेसक. 3९९०५/- पान. ८८/0&५० दिनांक 23/0८/2०9९ अन्वये भरले आहेत. ग्रादर जोडणी रु ७०००/- पान. 23/00८ दि 23/0८/9९~~

कार्यकारी अभियंता
नगर नियोजन विभाग
नाशिक महानगरपालिका, नाशिक