



Vipul V. Bhandari

B.com, A.C.A.

CHARTERED ACCOUNTANTS

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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 01.04.2019 to 05.09.2019 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 01.04.2019 to 05.09.2019 and hereby certify that:



A. Deposits:

Sr.no	Particulars	For the Period From 01.04.2019 to 05.09.2019	Total for this project till date i.e. 05.09.2019
1	Total amount collected from allottees A] Before Registration of On-going project B] After Registration of On-going project Total	- 11,00,000	34,31,500.00 58,37,500.00 92,69,000.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	7,70,000.00	64,88,300.00
4	Total amount deposited in the Designated Bank Account	10,91,000.00	89,60,000.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	99.18%	96.67%
6	Shortfall / Excess deposit (3-4)	(3,21,000.00)	(24,71,700.00)

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 01.04.2019 to 05.09.2019	Total for this project till date i.e. 05.09.2019
1	Opening Balance of Designated Bank Account	1,115.00	0.00
2	Total Deposits	25,61,000.00	1,91,42,969.00
3	Total amount withdrawn	25,21,191.00	1,91,02,045.00
4	Closing Balance	40,924.00	40,924.00



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

Particulars	Amount (Rs.)
Total Deposit in Designated Bank Account	25,61,000.00
Less: Self-funds deposited	14,70,000.00
Total amount deposited in the Designated Bank Account as per Table A above	10,91,000.00

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

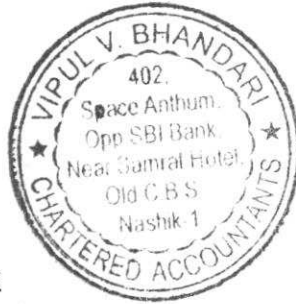
D. Any Qualification / Observations of CA

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



	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,

CA Vipul V Bhandari
Chartered Accountants

Designation: Partner

Membership No.158295

UDIN:

Place: Nashik

Agreed and accepted by:



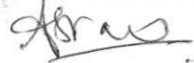
Signature of Promoter

Name: Mrs. Anuradha Shridhar Rao

Designation: Proprietor

Date: 21.10.2022

ARYAN DEVELOPER



PROPRIETOR



नाशिक महानगरपालिका, नाशिक

इमारत बांधकामाचा वापर करणे बाबतचा दाखला

No.

235

(पूर्ण/भ्रमशः)

जावक क्र./ननिवि/23406/209E

दिनांक : 04/08/209E

श्री./श्रीमती श्री. एस. बी. जाधव व इतर नर्फे जी.पी.ए. होल्डर मे. आर्थन डेव्हलपर्स नर्फे.

सौ. अनुराधा श्रीधर राव.

पैन क्रमांक :

प्रकल्पाचे ठिकाण व पत्ता : डिवायन अवरविनायक मर्चेंट केंद्र गोडाऊन जवळ डी.जी.सी.नगर अँड.

आपला अर्ज क्रमांक की-2/193 दिनांक 20/08/209E

व्हॅकंट प्लॉट / घरपट्टी इंडेक्स नं. —

मह.

दाखला देण्यात येतो की, अँड शिवारातील/सि.स.नं., स.नं. 22E/व/9

प्लॉट नं. 36+31 अं.भू. क्र.

मधील इमारतीच्या पार्किंग + चारमजले.

मजल्याचे इकडील बांधकाम परवानगी क्र. की-2/2E5/30 दिनांक 93/04/209E अन्वये

दिल्याप्रमाणे आर्किटेक्ट/इंजि./सुपरवायझर, श्री. कृपानी व विवेक जाधवदेकर रजिस्ट्रेशन क्र.

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

१) एकुण बांधकाम क्षेत्र EEL. 43 चौ.मी. या पैकी निवासी EEL. 43 निवासेतर चौ.मी.

२) एकुण चटई क्षेत्र E92.02 चौ.मी. या पैकी निवासी E92.02 निवासेतर चौ.मी.

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

१) सदर इमारतीचा वापर निवासी/निवासेतर/सैशमिक/ निवासी 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 आढळून आल्यास नियमांतील तरतुदीनुसार कडक कारवाई करण्यात येईल.

६) गोडाऊन विनायक मर्चेंट केंद्र 339341 पाने. 23/00L व. 555 विनायक. 5E25-01- पाने 50/053E हाडीपीप क्र. 2E20001- वान्कणी व्हॅन डेकर 250001- व प्लॉट डेकर 50E51- व अनामिक. बांधकाम नुक्र. डेकर. 50001- व अनामिक. वापर नुक्र. डेकर 9E5001- व सेमन चार्जेसक. 33E5051- पाने. 15/0550 दिनांक 23/00L/209E अन्वये झाले आहे. ग्राहक जोडणी क्र 0000 1- पाने. 23/00L दि 23/00L/9E

कार्यकारी अभियंता

नगर नियोजन विभाग

नाशिक महानगरपालिका, नाशिक