



JOSHI & KULKARNI
CHARTERED ACCOUNTANTS

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Ref. : J&K/bhk/41/24 – 25

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

Date: 23.09.2024

To,
M/s Parijat Hill View Realty LLP,
72-76, Industrial Estate, Mundhwa
Pune-411036.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s Parijat Hill View Realty LLP** for the period from **01.04.2023 to 31.03.2024** with respect to Maha RERA Regn. Number **P51800021747**

Management Responsibility

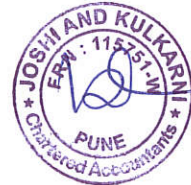
The maintenance and preparation of the Statement of accounts of the Project including the creation and maintenance of all accounting and other records supporting its contents including allocation of expenses is the responsibility of the management of the Promoter. This includes compilation of the financial information pertaining to utilization and withdrawal of the project fund in compliance with the provisions of RERA and rules made thereunder. The promoter management is also responsible for the designing, implementing and maintaining internal control relevant to the preparation and presentation of the Statement, and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

Auditor's Responsibility

It is our responsibility to provide a reasonable assurance in the form of an opinion based on our examination of the financial information pertaining to Project fund utilization and withdrawal from the audited books of account extracted from the accounting system and other relevant records and the documents maintained by the promoter. The same does not include evaluation/verification of the adherence, by the promoter with the applicable other terms & condition under the provisions of RERA and rules made thereunder.

We conducted our examination of the financial information required to be furnished in the Return in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC 1), Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.



- 1 This certificate is issued in accordance with the provision 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 the necessary information and explanations 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 Parijat Hill View Realty LLP** for the year ended 31.03.2024 and hereby certify that:

A. Deposits: Total deposits upto date of receipt of occupancy certificate

Sr. No.	Particulars	For this fiscal year	Total for this project till date
1	Total amount collected from allottees	20,38,02,152	1,82,65,38,670
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	14,26,61,506	1,27,85,77,069
4	Total amount deposited in the Designated Bank Account	14,34,35,130	1,27,38,29,456
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70.38%	69.74%
6	Shortfall/(Excess) deposit (3-4)	(7,73,624)	47,47,613

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/No) **NO**

If no, please mention the amount not deposited. - Rs. 47,47,613/- (Refer 3.A.6)

B. Withdrawals

Sr. No.	Particulars	For this fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	4,94,25,152	-
	Total Deposits upto date of occupancy certificate	15,57,35,130	1,28,61,29,456
	Total amount withdrawn upto date of occupancy certificate	14,41,58,741	1,22,51,27,915
	Closing Balance upto date of occupancy certificate	6,10,01,541	6,10,01,541
2	Total Deposits post occupancy certificate	1,32,32,400	1,32,32,400
	Total withdrawals post occupancy certificate	7,42,33,915	7,42,33,915
3	Closing Balance	27	27

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) **N.A.** (Refer -D.1. Any Qualifications/Observations of CA below)

If No, please provide the below mentioned details:-

Sr No.	Date of withdrawal	Amount of Excess Withdrawals
1		



C. Utilisation

We hereby certify that the Parijat Hill View Realty LLP has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. - YES

If No, please provide the below mentioned details:- N.A.

Sr No.	Date of withdrawal	Amount not utilised for Project Cost
	N.A.	

D. Any Qualifications/Observations of CA

- 1 As per the documents provided for our verification and other explanations given to us, the project has been issued "Full Occupation Certificate and Building Completion Certificate" (OC) on 4th August, 2023 and therefore from that date onwards the management is eligible to withdraw all the amounts that are received from the customers and deposited in designated RERA account. Accordingly, the management has withdrawn all the funds from the designated RERA account.
Due to receipt of OC on 4th August, 2023, the last Form-3 has been obtained for the quarter ended 30th September, 2023 wherein excess withdrawal of Rs. 2,67,66,284/- has been reported. No Form 3 has been obtained for the quarter and year ended on 31st March, 2024. Further, due to the reasons mentioned hereinabove, the management is no longer using RERA accounts as default accounts to deposit the amounts received from the customers.
- 2 ---
- 3 ---

Restriction on Use

This Report has been issued solely to enable the Promoter to comply with the requirements of RERA and rules made thereunder and should not be used for any other purpose, or referred to any of the document, or distributed to anyone without our prior written consent. Our obligations in respect of this certificate are entirely separate from, and our responsibility and liability are in no way changed by any other role we may have (or may have had) as auditors of the promoter company or otherwise. Nothing in this certificate, nor anything said or done in the course of or in connection with the services that are the subject of this certificate, will extend any duty of care we may have in our capacity as auditors of the Company.

Agreed and Accepted by:

Signature of Promoter
Name:
Date : 23.09.2024

Yours faithfully,
For Joshi & Kulkarni
Chartered Accountants
[F.R.N. 115751 - W]

(B. H. Kulkarni)
Partner

M. No. 035634

UDIN : 24035634BKG@KJ5819
Date : 23.09.2024