



Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date : 22nd November, 2024

To.
ARYAVART ASSOCIATES
S No. 35/6, Ambegaon Budruk,
Katraj Dehu Road, Pune 411046

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by [Promoter] for the period from 01.04.2023 to 31.03.2024 with respect to MahaRERA Regn Number P52100052165

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 ARYAVART ASSOCIATES for the period ended 31.03.2024 and hereby certify that:

A. Deposits:

		For This Fiscal year	Total for this project till Date
1.	Total amount collected from allottees	11,97,83,489	11,97,83,489
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	8,38,48,442	8,38,48,442
4.	Total amount deposited in the Designated Bank Account	8,21,11,432	8,21,11,432



5.	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	68.55	68.55
6.	Shortfall/Excess deposit (3-4)	17,37,011	17,37,011

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) : **YES**

If No. Please mention the amount not deposited.

B. Withdrawals

		For This Fiscal year	Total for this project
1.	Opening Balance of Designated Bank Account	-	-
2.	Total Deposits	8,21,11,431.61	8,21,11,431.61
3.	Total Amount Withdrawn	7,01,88,006.81	7,01,88,006.81
4.	Closing Balance	1,19,23,424.80	1,19,23,424.80

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1.		

C. Utilisation

We certify that, The ARYAVART ASSOCIATES 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:-

S.No	Date	Amount not utilised for Project Cost
1.		

D. Any Qualifications / Observations of CA



S.No	
1.	Amount deposited in designated account is short by Rs. 17,37,011/- to required proportion of amounts collected as per MahaRera, as cheques deposited in master collection a/c at Rs. 24,81,444/- not yet cleared .
2.	
3.	
4.	

Yours Faithfully,
For Dilip J. Kitawat and Co.

Dilip J. Kitawat

Name : Dilip Jivraj Kitawat (Partner)
Membership No. : 034569
FRN No. 102556W



UDIN No.: 24034569BKHYRI1283

Agreed and Accepted by:
For Aryavart Associates

Sohan Mukanaram Jhuria

Sohan Mukanaram Jhuria
Designated Partner

Date : 23.11.2024
PUNE