Annexure F
FORM 5
(*See* Regulation 4)

AANNUAL REPORT OF STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date 10/06/2023

To,
Mr. Atul Manohar Yamsanwar,
Plot No.33,"MANOHAR" Khare Town,
Dharampeth, Nagpur – 440 010.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal of work of " A-One Residency" by Mr. Atul Yamsanwar for the period from **01/04/2017 to 31/03/2018** with respect of MahaRERA Registration Number P50500008894.

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. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of (Promoter) for the period ended **01/04/2017 to 31/03/2018** and hereby certify that:

A. Deposits:

Sr.No.	Particulars	For this Fiscal Year (On going Tower C)	For this Fiscal Year (Completed Tower A & B)	Total for this Project till 31.03.2022 (Tower C)
1.	Total amount collected from allottees	Rs. 1,15,46,500/-	Rs. 9501/-	2,21,61,154/-
2.	70% of amount to be deposited as per act	70%	Check Note in Table D	70%
3.	Amount to be deposited as per act(1*2)	Rs. 80,82,550/-		1,55,12,808/-
4.	Total amount deposited in the Designated Bank Account	Rs. 27,90,422/-		65,72,922/-
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	24.16%		29.66%
6.	(Shortfall) / Excess deposit (3-4)	(Rs. 52,92,128/-)		(Rs. 89,39,886/-)

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)**

B. Withdrawals:

Sr.No.	Particulars	For this Fiscal Year	Total for this Project till 31.03.2022
1.	Opening Balance of Designated Bank Account as per statement	Rs. 3,039/-	-
2.	Total Deposits for project	Rs.27,90,422/-	65,72,422/-
3.	Total amount withdrawals for project	Rs. 17,90,000/-	65,48,750/-
4.	Closing Balance of Bank Account		-

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)**

If No, Please provide the below details:-

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawals
1	----------NIL----------	----------NIL----------

C. Utilisation:

I certify that, the **Mr.Atul Manohar Yamsanwar** 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	31.03.2018	3,00,000/-

D. Any Qualifications/ Observations of CA:

1.	The amounts as collected from the allotees is partially deposited in designated bank account, rest all is deposited in other bank accounts.
2.	At the time of application for RERA, the completion certificate of Architech for Tower A &B has been uploaded. Thus, only details of on-going Tower C for which the RERA was applied is being specified in Table A.

Agreed and Accepted by:

ATUL M. YAMSANWAR
Proprietor

Signature of Promoter

Date: 10.06.2023

Yours Faithfully,

For Mundhada & Associates

CA Mohit Mundhada

Membership no. 192543
UDIN : 23192543BGPPJW1865