Akhil R. Darda & Co.
CHARTERED ACCOUNTANTS

FORM - 5

[See Regulation 4]

(ON THE LETTER HEAD OF CHARTERED ACCOUNTANT WHO IS ANNUAL AUDITOR OF THE PROMOTER's COMPANY/FIRM)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)

Date: 10/01/2024

To,
M/s Universal House Private Limited
Plot No. 177, Shankar Nagar, Nagpur- 440010

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s Universal House Private Limited** For the period from **01/04/2022 to 17/03/2023** with respect to MahaRERA Regn Nurnber **P50500025924 - 46 WEST AVENUE.**

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 neccssary information and explanation from the Promoter, during the course of our audit, which in my/our opioion are necessary for the purpose of this certiticate.

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 **17/03/2023** and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	28,084,536	122,373,998
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	19,659,175	85,661,799
4	Total amount deposited in the Designated Bank Account	28,084,536	123,375,402
5	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	100%	101%
6	Shortfall/(Excess deposit((3-4) - (**Excess Deposit)**	(8,425,361)	(37,713,603)

*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 - **Not Applicable**

Akhil R. Darda & Co. NAGPUR FRN:133339W Chartered Accountants

Flat No. 102, Omkar Apartments, Plot No. 4-B/1, Lane Opp. G.S. College, Goreperh, Nagpur - 440 010. (M.S.)
Tele (O) : 0712-2526677 / +91 91300 26677, Mobile : + 91 9422104204, e-mail : akhil.darda@gmail.com

B. Withdrawals

		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	1,010,556	-
2	Total Deposits	28,084,536	134,232,238
3	Total amount withdrawn	26,485,000	131,622,146
4	Closing Balance	2,610,092	2,610,092

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:- **Not Applicable**

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

C. Utilisation

I / We certify that, the **M/s Universal House Private Limited** 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:- **Not Applicable**

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

D. Any Qualifications / Observations of CA

1	Promotor has maintained only one bank account for the project. Instead of 70%, whole of the collection from buyer is deposited in the separate bank account.
2	There is delay in obtaining Form-1, Form-2 & Form-3 for the FY 2022-23. But Total withdrawls from the designated bank account are within the limit prescribed in Form-3.

Yours Faithfully,
For Akhil R. Darda & Co.
Chartered Accountants
FRN: 133339W

UDIN: 24118781BKBILZ4357

Akhil R. Darda & Co. NAGPUR FRN:133339W Chartered Accountants

(CA Akhil R. Darda)
M.No. 118781

Agreed and accepted by:
For M/s Universal House Private Limited

UNIVERSAL HOUSE PVT. LTD. NAGPUR

Signature of Promoter
Name: Ashish A. Kalode
Date: 10/01/2024