AGRAWAL CHHALLANI & CO.
CHARTERED ACCOUNTANTS,
51/ A, GROUND FLOOR, NEW COLONY,
BEHIND CHHAONI POLICE CHOWKY,
NAGPUR-GPO-440001,Ph.2595653,2595750.

Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANTS CERTIFICATE

To,

The **ARA HABITATS LLP (Mahalaxmi Nagar 24 Sector – 1)** at Flat no. N- 103 laxmivihar Apartment, Near Air Port Center Point Hotel, Somalwada Nagpur 440025.

Subject: Report on Statement of Account on project fund deposit, utilization and withdrawal by **"Mahalaxmi Nagar 24 Sector – 1"** being developed by **ARA HABITATS LLP** for the period from 01/04/2023 to 31/03/2024 with respect to MAHA RERA Regn Number **P50500046355.**

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 Disclosure 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 record of **ARA HABITATS LLP (Mahalaxmi Nagar 24 Sector – 1)** 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 form allottees	4,26,47,600	13,01,23,301
2.	%of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act(1*2)	2,98,53,320	9,10,86,310
4.	Total amount deposited in the Designated Bank Account	4,26,47,600	13,01,23,301
5.	% of amount deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6.	Shortfall/-Excess deposit (3-4)	-1,27,94,280	- 3,90,36,990

AGRAWAL CHHALLANI & CO. CHARTERED ACCOUNTANTS

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Amount collected/deposited at Sr. No. 1 & 2, does not include pass through charges and indirect taxes.

Firm 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.

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	38,35,810 Dr	0.00
2.	Total Deposits	32,47,67,271.Dr.	95,83,55,292 Dr.
3.	Total amount withdrawn	32,86,18,340 Cr.	95,83,70,551 Cr.
4.	Closing Balance	15,259 Cr.	15,259 Cr

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.

C. Utilization

We certify that, the **ARA HABITATS LLP (Mahalaxmi Nagar 24 Sector – 1)** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D. Any Qualifications/Observations of CA

1.	Amounts at point no. A & B are taken as per books of accounts. It also includes Amounts deposited and withdrawal by partners and sister concern transactions.
2.	Total amounts collected from allottees at point A (1) are net of any refunds to allottees.

FOR AGRAWAL CHHALLANI & CO.;
CHARTERED ACCOUNTANTS,
FIRM REG NO. 100125W

AGRAWAL CHHALLANI & CO. * CHARTERED ACCOUNTANTS * NAGPUR 31 DEC 2024

(S.R. Chhallani),
PARTNER
Membership No. 30154,
UDIN : 24030154BKETOW3989

Agreed and accepted by:

Signature of Promoter
Name: Rahul Jagdish Bondre
Date: 31-12-2024