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 STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To

The **M/S ARA HABITATS LLP** at N-103, 104, Laxmivihar Apartment, Wardha Road, Somalwada, Nagpur-440025.

Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by **MAHALAXMI NAGAR 33 SECTOR – 3** being developed by **ARA HABITATS LLP LLP** for the period from 01/04/2023 to 31/03/2024 with respect to MAHA RERA Regn Number **P50500053956.**

1. This Certificate is issued in accordance with the provisions of 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 & 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 & Documents, and the relevant records of (Promoter) for the period ended 2023-2024 and hereby certify that:

A. DEPOSITS

		For this Fiscal Year	Total for this Project till date
1.	Total amount collected from allottees	4,70,52,396	4,70,52,396
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	3,29,36,677	3,29,36,677
4.	Total amount deposited in the Designated Bank Account + 100% Bank Account	4,70,52,396	4,70,52,396
5.	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	100%	100%
6.	Shortfall / -Excess Deposit (3-4)	-1,41,15,718	-1,41,15,718

AGRAWAL CHHALLANI & CO. CHARTERED ACCOUNTANTS

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

Firm has the required proportion of the 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	-	-
2.	Total Deposits	3,10,66,424 Dr	3,10,66,424 Dr
3.	Total Amount Withdrawn	3,07,20,418 Cr	3,07,20,418 Cr
4.	Closing Balance	3,46,006 Dr	3,46,006 Dr

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. UTILISATION

We certify that, the **ARA HABITATS LLP LLP (MAHALAXMI NAGAR 33 SECTOR – 3)** has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost, as specified in the Act as well as withdrawals by partners.

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) is net of any refunds to allottees

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

AGRAWAL CHHALLANI & CO. ★ CHARTERED ACCOUNTANTS ★
NAGPUR
07/01/2025

(S.R. Chhallani),
PARTNER
Membership No. 30154,
UDIN : 25030154BMKRTG2860

Agreed and accepted by

Signature of Promoter

Name: Rahul Jagdish Bondre

Date: 07-01-2025