



MAYUR GODHWANI & CO

CHARTERED ACCOUNTANT

498, North andhiyari Bagh, Ramlila Maidan, Gorakhnath, Gorakhpur- 273015
Mob No : 8858378703, Email Id : camayurgodhwani1@gmail.com

FORM – REG – 5
ANNUAL AUDIT REPORT
GONARD CITY (UPRERAPRJ538571/06/2025)

To,
Archa Infrastructure And Developers Private Limited,
753/A, First Floor, Near Raghukul, Vidyapeeth Khadra,
Shah Mazar, Gonda, U.P. - 271001

Subject: Report on Statement of Accounts on project fund utilization and withdrawal by Archa Infrastructure And Developers Private Limited (UPRERAPRM297201) for the period from 01.04.2025 to 31.03.2026 with respect to GONARD CITY (UPRERAPRJ538571/06/2025).

This report is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the Act) read along with the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (hereinafter referred to as the Rules), Uttar Pradesh Real Estate Regulatory Authority (General) Regulations, 2019 (hereinafter referred to as the Regulations) and the Real Estate Project (Maintenance and Operation of Project Bank Accounts) Directions, 2020 as revised in November, 2023, and issued by U.P. RERA on 29th November, 2023 (hereinafter referred to as the Project Account Directions).

1. 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 report.
2. We hereby confirm that we have examined the registers, books and documents, and the relevant records of **Archa Infrastructure And Developers Private Limited** for the said project for the period from 01.04.2025 to 31.03.2026 and hereby report that:
 - i. The project was 84.63% completed as per Engineer's certificate (i.e. Row-5 of REG-3) and 85.21% completed as per C.A. certificate (i.e Row-6 of the REG-3) of last quarter of the abovementioned period.
 - ii. Amount collected for the said project (net of refunds, if any, as per provisions of the Project Account Directions, dated 29th November, 2023) during the year for this project and the amount collected (net of refunds, if any, as per provisions of the Project Account Directions, dated 29th November, 2023) from inception till the end of the abovementioned period is as follows:

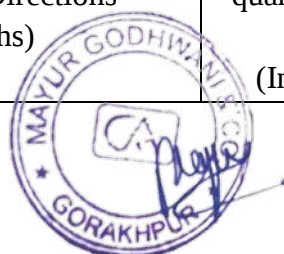


S No.	Particulars	During the period (In Rs. Lakhs)	Since inception till the end of the abovementioned period (In Rs. lakhs)
1	2	3	4
1	Received from the Allottees	425.27	425.27
2	Secured borrowings from Banks, FIs, & NBFCs	0.00	0.00
3	Unsecured borrowings	0.00	0.00
4	Borrowings from Related Parties	0.00	0.00
5	Interest earned on Deposits	0.00	0.00
6	Funds infused by the promoters	0.00	0.00
7	Any other (please specify)	0.00	0.00
	Total	425.27	425.27

iii. Amount withdrawn from the Separate Account for this project during the year is Rs. 288.90 Lakhs and amount withdrawn from inception of the project till the end of the abovementioned period is Rs. 288.90 Lakhs.

iv. Amount spent on the said project during the year and since inception of the project till the end of the abovementioned period as per the details given below is Rs. 1920.47 Lakhs.

		Amount actually spent on the project as per the provisions of Project Account Directions (In Rs. Lakhs)	As reported in the REG-3 of the last quarter of the said period (In Rs. Lakhs)
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1	2	3	4	5
	Particulars	During the period	Since inception till the end of the abovementioned period	Since inception till the end of the abovementioned period
A	Land Cost	134.83	134.83	134.83
B	Project Clearance Fees	24.03	24.03	24.03
C	Interest on Borrowings	0.00	0.00	0.00
D	Cost of Construction and Development	1761.61	1761.61	1761.61

3. We report that the **Archa Infrastructure And Developers Private Limited** has utilized the amount collected for **GONARD CITY (UPRERAPRJ538571/06/2025)** only for the said project.
4. We report that the withdrawal from the separate bank account of the said project has been in compliance with the proportion to the percentage of completion of the project as mentioned under Section 4 (2)(I)(D) of the Act and also in compliance of the provisions of the Project Accounts Directions, dated 29th November, 2023.
5. We report that no type of assured return, by whatsoever name, has been considered in the amount reported as spent on the project in Column 3 and 4 of table in Para 2(iv) above.
6. We report that no type of assured return, by whatsoever name, has been claimed in the amount certified for withdrawal purposes in Column 5 of table in Para 2(iv) in REG-3.
7. We report that the project has not incurred any interest expense during the said period; therefore, the provisions relating to interest for withdrawal purposes under REG-3 are not applicable to this project.
8. We report that as on the end date of the abovementioned period,
 - i) There is no change in the Estimated Cost of the Project.
 - ii) All the due QPRs have been filed.





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- iii)** There is No outstanding late fee and outstanding penalty due to the Authority.
- iv)** There is no outstanding liability towards the RCs issued by the Authority.
- v)** The end date of registration is 31-03-2026 and the promoter has applied for extension of registration as the registration expires on 31-03-2026.
- vi)** Out of the total 117 units in the project 29 units are already allotted and the remaining 88 units are still unsold as on 31-03-2026.
- vii)** In compliance of Section 11(4)(h) of the Act, the promoter has not created any charge on a unit after its allotment.
- viii)** There is no dispute related to the land on which the project is being constructed
- ix)** Other observations if any: Nil

9. The statement of accounts of the Promoter has been audited by the undersigned and the statement of accounts so audited are enclosed with this report.

Place: Gorakhpur

Date: 09-05-2026

For, Mayur Godhwani & Co
Chartered Accountants
(Proprietor)



Mem. No. 453827

Mobile No. 8858378703

Email: camayurgodhwani1@gmail.com

UDIN: 26453827IEIHIA4633