



PUSHPAK B. MUNDADA & ASSOCIATES

CHARTERED ACCOUNTANTS

Annexure F Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,

Anand Developers,
803, 8th Floor,
City Square Building,
Shivajinagar, Pune – 411005.

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by M/S Anand Developers for the period from 01-04-2022 To 31-03-2023 with respect to project "Green County Phase II Wing-B" having MahaRERA Number P52100026716.

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. 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 records of Anand Developers for the period ended 31-03-2023 and hereby certify that:

A. Deposits:

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
		28,90,74,973.00	46,06,56,573.00
1	Total amount collected from allottees		
		70.00%	70.00%
2	% Amount to be deposited as per act		
	Amount to be deposited as per act	20,23,52,481.10	32,24,59,601.10
3	(1*2)		
	Total amount deposited in the	20,71,80,484.70	32,92,12,228.38
4	Designated Bank Account		
	% Of Amount deposited in Designated	71.67%	71.47%
5	Bank Account [(4) / (1) *100]		
6	Shortfall /Excess deposit (3-4)	-48,28,003.60	-67,52,627.28



A Wing, 1st Floor, Shree Saishwar Apts., 580 Narayan Peth,
Near Ramanbaug School Chowk, Above HDFC Bank, Pune - 411030.

● Tel : +91 20 24465776, 24476807 ● E-mail : pushpak.mundada@gmail.com

Amount collected/deposited at Sr. No. 1 & 2, does not include any 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 / No)

Yes, the amount of 70% required to be deposited in RERA account is deposited and there is an excess deposit of Rs. 48,28,003.60/- in the mentioned account.

B. Withdraw

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Opening Balance of Designated Bank Account	1,14,17,637.00	0.00
2	Total Deposits	20,71,80,484.70	32,92,12,228.38
3	Total Amount Withdrawn	21,36,98,326.80	32,43,12,433.48
4	Closing Balance	48,99,794.90	48,99,794.90

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.

If no, please provide the below details: -

SR.NO	Date of withdrawal	Amount of Excess Withdrawals
1		NIL

C. Utilization

We Certify that, the M/s Anand Developers 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		NIL



D. Any Qualifications / Observations of CA

SR.NO	Particulars
1.	As per the audit evidence obtained, amount that need to be deposited in the designated RERA Account is Rs. 20,23,52,481.10/- and the amount deposited in the RERA Account is Rs. 20,71,80,484.70/-. Hence, there is excess deposit of Rs. 48,28,003.60/- in the designated RERA Account.

Yours faithfully,

For PUSHPAK B. MUNDADA &
ASSOCIATES
Chartered Accountants
FRN: 127109W


CA Pushpak Mundada
Membership No: 121881
Date: 26/09/2023
Place: Pune
UDIN: 23121881BGVLGZ1117



Agreed and accepted by:



Signature of Promoter
Date: 26/09/2023
Place: Pune

