

Annexure F  
FORM 5  
KHUSHAL BHEDA & Co.  
ANNUAL REPORT ON STATEMENT OF ACCOUNTS  
CHARTERED ACCOUNTANT'S CERTIFICATE

To.  
Roma Builders Pvt.Ltd.  
514, Dalamal Towers, 211, FPJ Marg, Nariman Point,  
Mumbai 400021.

**SUBJECT : Report on Statement of Accounts on project fund deposits utilization and withdrawal by Roma Builders Pvt.Ltd.  
for the period from 1st April 2022 to 31st March 2023 with respect to MahaRERARegn Number P51700019923**

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 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 certificate.

3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of Roma Builder Pvt.Ltd. for the period ended 31st March 2023 and hereby certify that:

**A. Deposits**

|   |                                                              | For this Fiscal year | Total for this project till date |
|---|--------------------------------------------------------------|----------------------|----------------------------------|
| 1 | Total amount collected from allottees                        | 5,74,24,942.00       | 60,34,30,594.68                  |
| 2 | % of amount to be deposited as per act                       | 70%                  | 70%                              |
| 3 | Amount to be deposited as per act 1 * 2                      | 4,01,97,459.40       | 42,24,01,416.28                  |
| 4 | Total amount deposited in the Designated Bank Account        | 3,59,45,000.00       | 42,34,57,200.00                  |
| 5 | % of Amount deposited in Designated Bank Account (4 /(1)*100 | 63%                  | 70%                              |
| 6 | Shortfall/Excess deposit (3-4)                               | 42,52,459.40         | -10,55,783.72                    |

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 / No)

If No. Please mention the amount not deposited.

| S.NO. | Date       | Amount Not Deposited in Designated Bank Account |
|-------|------------|-------------------------------------------------|
| 1     | 26-05-2022 | 42,52,459.00                                    |



**B. Withdrawals**

|   |                                            | For this Fiscal year | Total for this project till date |
|---|--------------------------------------------|----------------------|----------------------------------|
| 1 | Opening Balance of Designated Bank Account | 3,58,12,200.00       | -                                |
| 2 | Total Deposits                             | 3,59,45,000.00       | 42,34,57,200.00                  |
| 3 | Total amount withdrawn                     | 5,70,00,000.00       | 40,87,00,000.00                  |
| 4 | Closing Balance                            | 1,47,57,200.00       | 1,47,57,200.00                   |

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 / ~~No~~ )

If No, Please provide the below details:-

| S.NO. | Date of Withdrawal | Amount of Excess Withdrawals |
|-------|--------------------|------------------------------|
| 1     | NA                 | NA                           |

**C. Utilisation**

I We certify that, the Roma Builder Pvt.Ltd. 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:-

| S.NO. | Date | Amount Not utilised for Project Cost |
|-------|------|--------------------------------------|
| 1     | NA   | NA                                   |

**D. Any Qualifications / Observations of CA**

|   |                                                                                                                            |
|---|----------------------------------------------------------------------------------------------------------------------------|
| 1 | Full Amount withdrawn from RERA Designated account as Occupation Certificate of Project has been received on 20th May 2022 |
| 2 | Amount collected Post Occupation Certificate i.e 42,52,459/- has not been Deposited in Designated RERA A/c                 |

Agreed and Accepted by:

Yours Faithfully,



Signature of Promoter  
Name: Niranjan L Hiranandani  
Date: 02.08.2023



Signature of Chartered Accountant  
UDIN 23109369BGREXM1214  
Membership Number : 109369  
Name : KHUSHAL BHEDA & Co.  
Date: 02.08.2023

