



Annexure F

FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 25th September, 2023

To,
MAHA RERA AUTHORITY,
6th Floor, Housefin Bhavan,
Plot No C-21, E Block,
BKC, Bandra (East),
Mumbai - 400051

Name of Promoter and Address:
The Heet Builders Private Limited
A-602, 6th Floor, A Wing, Hubtown Heaven BIT CHS,
Bhau Daji Road, Matunga Mumbai - 400019.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Heet Builders Private Limited for the year from 1st April, 2022 to 31st March, 2023 with respect to **Project: Hubtown Harmony A Wing** and **MahaRERA Registration Number: P51900017558.**

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.

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.

We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of Heet Builders Private Limited for the year ended 31st March, 2023 and hereby certify that:



A. Deposits:

(Amount in INR)

Sr. No.	Particulars	For this Fiscal Year 2022-23	Total for this project till 31 st March, 2023
1.	Total amount collected from Allottees	62,24,72,848/-	1,03,11,05,288/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	43,57,30,994/-	72,17,73,702/-
4.	Total amount deposited in the Designated Bank Account	48,41,66,700/-	77,54,29,669/-
5.	% of Amount deposited in Designated Bank Account [4 / 1*100]	77.78%	75.20%
6.	Shortfall / (Excess) deposit (3-4)	(4,84,35,706/-)	(-5,36,55,967/-)

Amount collected / deposited at Sr. No.1 and 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: **Not Applicable**

B. Withdrawals

Sr. No.	Particulars	For this Fiscal Year 2022-23	Total for this project till 31 st March, 2023
1.	Opening Balance of Designated Bank Account	25,44,829/-	Nil
2.	Total Deposits	48,41,66,700/-	77,54,29,669/-
3.	Total amount withdrawn	47,18,18,144/-	76,05,36,284/-
4.	Closing Balance	1,48,93,385/-	1,48,93,385/-

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:-

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
Not Applicable		

C. Utilisation:

We certify that, the Heet Builders Private Limited has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.
(Yes / No)

If No, please provide the below details:-

Sr. No.	Date	Amount not utilised for Project cost
Not Applicable		

D. Any Qualifications / Observations of CA

Sr. No.	Particulars
1.	We have observed that, excess amount deposit in designated bank account other than amount received from allottees.
2.	
3.	

Agreed and Accepted by:




Signature of Promoter:

Kamal Matalia

Director

Place: Mumbai

Date: 25th September, 2023

Yours Faithfully,

For A D Sheth & Associates

Chartered Accountant

FRN: 134274W


Amit Sheth

Proprietor

M. No.: 148106

UDIN: 23148106BGVB JF5615

