



H.S.P. & ASSOCIATES
CHARTERED ACCOUNTANTS

Annexure F

Form 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To –

A S HIGHTECH LLP

PROJECT NAME: - "ROSWALT ZAIDEN",

Address:- 16 Koteswar Palace , Near Garware House, Andheri - East , Mumbai - 400 069;.

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdraw at by MANISH BUILDER AND DEVELOPERS for the period from 17.11.2022 to 31.03.2023 with respect to Maharashtra Reg Number P51800047680

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 (Promoter) for the period ended **31.03.2023** and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1	Total Amount collected from allottees	12,18,44,234	12,18,44,234
2	% Of amount to be deposited as per act	70%	70%
3	Amt to be deposited as per act (1*2)	8,52,90,964	8,52,90,964
4	Total Amount deposit in the bank Account	9,05,71,131	9,05,71,131
5	% of Amount deposited in designated Bank Account ((4)/(1)*100)	74.33%	74.33%
6	Shortfall /(Excess) deposit (3-4)	(52,80,167)	(52,80,167)

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) : **Yes**

If No. Please mention the amount not deposited

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Accountant		
2.	Total Deposits	9,05,71,131	9,05,71,131
3.	Total Amount Withdrawn	5,88,28,102	5,88,28,102
4.	Closing Balance	3,17,43,029	3,17,43,029

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form I, Form 2 and Form 3 issued during the reporting period? (Yes/No): **Yes**

If no, please provide the below details: -

Sr. No	Date of Withdrawals	Amount of excess withdrawals
1.		

C. Utilisation

I/We certify that, the (Name of Promoter) 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 the Project cost
1.		

D. Any Qualifications/ Observation of CA

1	
2	
3	
4	

Yours Faithfully,

HSP & Associates
Chartered Accountants

Firm's registration number: 127828W

Hozefa S. Patanwala
Partner

Membership number: 113812

Place: Mumbai

Date: - 30.09.2023

Agreed and accepted by



Signature of Promoter

Name:- Mr Amar

Date:- 30.09.2023

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