



Rambhia & Dedhia

Chartered Accountants

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FORM 5 [see Regulation 4]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 09/03/2024

To,

M/S AARTI ESTATE

Project: LOTUS ANTHURIUM

A-201, Manas Residency, VS Marg, Naupada, Thane (W)-400602

PAN: AAIFA9184D

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/S AARTI ESTATE for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn. Number P51700002317 dated 31.07.2017 for Lotus Anthurium Project.

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 firm, 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 Project: LOTUS ANTHURIUM by M/S. AARTI ESTATE for the year ended 31/03/2023 and hereby certify that:

A) Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Total amount collected from allottees	16,46,05,724/-	17,78,39,795/-
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	11,52,24,007/-	12,44,87,857/-
4	Total amount deposited in the designated Bank Account	14,11,86,208/-	15,04,50,058/-
5	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	85.77%	84.60%
6	Shortfall/(Excess) Deposit (3-4)	(25962201)	(25962201)

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?

Ans: Yes

B) Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	33,10,383.04/-	0
2	Total Deposits	14,11,89,070.00/-	16,50,65,667.50/-
3	Total amount withdrawn	11,64,89,273.96/-	13,70,55,488.42/-
4	Closing Balance	2,80,10,179.08/-	2,80,10,179.08/-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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?

Ans: Yes.

C) Utilisation:

We certify that, M/S AARTI ESTATE has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D) Any Qualification /Observation:

No additional Qualification/observations



Date: 09/03/2024

Certificate No. : - 66/23-24

Yours Faithfully,

For Rambhia & Dedhia

Chartered Accountants

Firm Reg. No. 121410W

A handwritten signature in black ink, appearing to be "Sunil".

Name: Sunil M Rambhia

Partner

Membership No.: 106709

Place: Mumbai

UDIN: 24106709BKHIEE5883

Agreed and Accepted by:

For M/S Aarti Estate

A handwritten signature in black ink, appearing to be "M. Dedhia".

Partner/Authorised Signatory

Name:

Date: 09/03/2024

