

A.S SUTERWALA & CO

CHARTERED ACCOUNTANTS

Office No 6, 3rd Floor, Guru Sadan Building, 76/78 Issaji Street, Masjid Bunder West Mumbai - 400003.

Mob : 7506205204. Email : assc1412@gmail.com



FORM 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

To,
ABHA CONSTRUCTIONS
Survey No. 183, Hissa No. 1/2/3,
Opp. Kausar Hotel,
Mumbra Panvel Road,
Shil Thane – 400612.

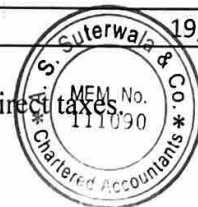
SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by “M/s. ABHA CONSTRUCTIONS” for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn. Number P51700026058.

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 have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of M/s. ABHA CONSTRUCTIONS 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	3,08,30,000	5,97,50,604
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	2,15,81,000	4,18,25,423
4.	Total amount deposited in the Designated Bank Account	2,21,29,101	4,38,08,745
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	72%	73%
6.	Excess / (Shortfall) deposit (4-3)	5,48,101	19,83,323

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

If No. Please mention the amount not deposited.

S.No	Date	Amount not deposit

B. Withdrawals :

		For this Fiscal Year	Total for this project till date
1.	Opening Balance of Designated Bank Account	12,71,110	-
2.	Total Deposits	2,21,29,101	4,38,08,745
3.	Total amount withdrawn	2,31,89,357	4,35,97,891
4.	Closing Balance	2,10,854	2,10,854

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

If No. Please provide the below details.

S.No	Date of Withdrawal	Amount of Excess Withdrawal

C. Utilisation :

I certify that, the ABHA CONSTRUCTIONS has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

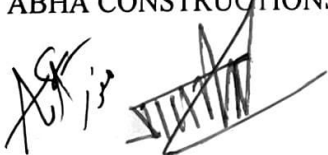
If No. Please provide the below details.

S.No	Date	Amount not utilised for Project Cost

D. Any Qualifications / Observations of CA :

1	
2	
3	
4	

Agreed and Accepted by
M/s. ABHA CONSTRUCTIONS



MUNAUWAR AHMED KHAN
Partner

Date : 22.09.2023



SHAMEEM ABDUL GANI KHAN
Partner
Date : 22.09.2023

Yours Faithfully
M/s A.S SUTERWALA & CO



ALIRAZA SAFAKHAT SUTERWALA
Proprietor

Membership No.: 111090

FRN No.: 122005W

Place : Mumbai

Date : 22.09.2023

UDIN : 231110908GT4TT6882.