

Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 7th March, 2024

To,
Aakaar Nirmaan Properties
A-Wing, 14th Floor, O-2 Business Park
Off P. K. Road, Asha Nagar,
Mulund West, Mumbai - 400080

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawn by Aakaar Nirmaan Properties for the year ended 31.03.2022 with respect to project WISHVAS - RERA Regn. Number P51800022789

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 Promoter, during the course of our examination, 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 **Aakaar Nirmaan Properties** for the year ended 31.03.2022 and hereby certify that:

A. Deposits: (Amounts in Rs.)

		For this Fiscal year	Total for this project upto 31/03/2022
1.	Total amount collected from allottees	Rs. Nil	Rs. Nil
2.	% of amount to be deposited as per act	70.00 %	70.00 %
3.	Amount to be deposited as per act (1*2)	Rs. Nil	Rs. Nil
4.	Total amount deposited in the Designated Bank Account	Rs. Nil	Rs. Nil
5.	% of Amount deposited in Designated Bank Account [(4) / (1)*100]	NA	NA
6.	Shortfall / Excess deposit (3-4)	NA	NA

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) **Not Applicable**
If No, Please mention the amount not deposited NOT APPLICABLE

B. Withdrawals (Amounts in Rs.)

		For this Fiscal year	Total for this project up to 31/03/2022
1.	Opening Balance of Designated Bank Account	Rs. Nil	Rs. Nil
2.	Total Deposits	Rs. Nil	Rs. Nil
3.	Total amount withdrawn	Rs. Nil	Rs. Nil
4.	Closing Balance	Rs. Nil	Rs. Nil

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1 and Form 3 issued during the reporting period? (Yes / No) **YES**

If No, Please provide the below details:-

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1		

C. Utilisation

We certify that, the **Aakaar Nirmaan Properties** 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 utilized for Project Cost
1		

D. Any Qualifications / Observations of CA

1.	Aakaar Nirmaan Properties have completed to the extent as per certificate in Form-1 dated 02/04/2022 of the project titled project WISHVAS RERA Regn. Number P51800022789 located at <u>Village Kanjur, Bhandup West, Mumbai 400078.</u>
2.	Amounts collected for this project for the year and upto 31/03/2022 do not include amounts received in respect of flats cancelled. Consequently amounts withdrawn also do not include such sums.
3.	Form - 2 is not made available to us.
4.	Form - 3 for this project is signed By CA Sachin Jain, proprietor of M/s. Sachin Sunil & Associates

Yours Faithfully,

For S. K. Rambhia & Co.

Chartered Accountant / FRN:118846W

Ketan Rambhia

Partner / M.No.047301

Mumbai

UDIN: 23047301 BKEPNN 3466

Agreed and Accepted by: **Aakaar Nirmaan Properties**

Signature of Promoter

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Name: Paresh Kantilal Shah, Partner

Date: 7th March, 2024