



H P BIYANI & CO.

Chartered Accountants

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ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
M/s. Anant Square
Metropolis-Rivera
309-312, Centrum IT Park, Plot No. C-3,
Opp. TMC Office, Beside Hotel Grande Satkar,
Wagle Estate, Thane West - 400604.

SUBJECT : Report on Statement of Accounts on project fund utilization and withdrawal by
M/s. Anant Square - Metropolis-Rivera, for the period from 1st April 2022 to 31
March 2023 with respect to MahaRERA Regn. Number P-51700022700.

1. This Certificate is issued in accordance with the provisions of the Real Estate (Regulations and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulations and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017.
2. I/We have obtained all the 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 M/S. Anant Square - Metropolis-Rivera for the period ended 31 March 2023 and hereby certify that:

A. DEPOSITS

Sl. No.	PARTICULARS	For this Fiscal Year	Total for this Project till date
1	Total amount collected from Allottees	18,31,68,675.90	64,81,87,695.12
2	% of amount to be deposited as per Act	100%	100%
3	Amount to be deposited as per Act, (1* 2)	18,31,68,675.90	64,81,87,695.12
4	Total amount deposited in the designated Bank Account	17,12,99,869.00	63,13,28,974.60
5	% of Amount deposited in designated Bank Account [(4)/(1)*100]	97.85%	97.20%
6	Shortfall /excess deposit (3-4)	1,18,68,806.90	1,68,58,720.52

Note: -

- a. The aforesaid figures are inclusive of GST and other pass-through charges.
- b. There are instances when the customer had directly deposited the amount in either 30% account or due to Swipe Machine being linked to other accounts.
- c. Further certain credit/debit is provided to customers for Cancellation or refund or GST Rebate.



Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes. – Refer note as provided herein above

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, subject to certain amount which is directly deposited by the Customer in 30% or other accounts.

If No Please mention the amount not deposited. – INR 1,18,68,806.90

Refer Annexure for Amount debited to other accounts.

B. Withdrawals

HDFC Bank Ltd. – Account No. 50200038836693

		For- this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	0	0.00
2.	Total Deposits	17,12,99,869.00	63,13,28,974.00
3.	Total amount withdrawn	17,12,99,869.00	63,13,28,974.00
4.	Closing Balance	0.00	0.00

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) - Yes

If No, Please provide the below details:-

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

C. Utilization

I/We certify that, the M/s. Anant Square 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 Project Cost
1		



D. Any Qualifications / Observations of CA

1.	The information provided for withdrawal of amount from designated bank account is limited to amount received in 100% amount. As there are instances when the amount of expenditure incurred for the project can be from account other than the Designated Bank Account.
2.	The Promoters/Developers had received the OC for the Project on 03 October 2022 for the whole project under RERA No. P-51700022700 .
3.	Post receipt of OC there are various instances where the amount is received in Non Designated Account.
4.	

For H P Biyani & Co.

Chartered Accountants


CA Amit Kumar Biyani



Membership No. : 130810
Date : 12 September 2023
Contact No. : 9833881774
Email : biyani_amit@yahoo.co.in
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