



ANNEXURE-F

FORM 5

[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To

M/s Om Shanti Housing Development Company

13th Floor, Peninsula Business Park,
Senapati Bapat Marg, Lower Parel (W),
Mumbai - 400013.

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s Om Shanti Housing Development Company of the project title "Anchor Sky D" for the period from 1st April, 2021 to 31st March, 2022 with respect to Maha RERA Regn Number - P51900010864.

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 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 **M/s Om Shanti Housing Development Company** for the period ended **31st March, 2022** and according to the information and explanation given to us and to the best of our knowledge and belief we hereby certify that:

A. Deposits:

Sr. No	Particulars	For the Fiscal Year:2021-2022	Total for this Project till 31st March, 2022
1	Total amount collected from Allottees		
(a)	Total amount collected from Allottees before Rera registration at the beginning of the year	-	7,56,71,200/-
	Total	-	7,56,71,200/-





Flat No.1603, 16th Floor, Rashmi Heights, Opp. M. W. Desai Hospital, Dayabhai Patel Road, Malad (East), Mumbai - 400097
Mob.: 9324659021- Email: alpesh.modi@gmail.com

(b)	Total amount collected from Allottees after Rera registration	-	-
	Total	-	-
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1(b) *2)	Not Applicable	Not Applicable
4	Total amount deposited in the Designated Bank Account	Not Applicable	Not Applicable
5	% of Amount deposited in Designated Bank Account [(4)/(1b)* 100]	Not Applicable	Not Applicable
6	Shortfall/ Excess deposit (3-4)	Not Applicable	Not Applicable

(#) Amount collected/ deposited at Sr. No. 1 & 2, 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)

If No, Please mentioned the amount not deposited.

(Please Refer Point No.1, 2 and 3 of the Observation given per para No.D below)

B. Withdrawals :

Sr. No	Particulars	For the Fiscal Year: 2021-2022	Total for this Project till 31st March, 2022
1	Opening Balance of Designated Bank Account	Not Applicable	Not Applicable
2	Total Deposits (#)	Not Applicable	Not Applicable
3	Total amount withdrawn (#)	Not Applicable	Not Applicable
4	Closing Balance	Not Applicable	Not Applicable

(#) Total Deposits and Total Amount withdrawn not include pass through charges and indirect taxes.

(#) 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)

If No, Please Provide the Below Details.





A.C. MODI & ASSOCIATES
CHARTERED ACCOUNTANTS

ALPESH C. MODI
B.COM. F.C.A.

Flat No.1603, 16th Floor, Rashmi Heights, Opp. M. W. Desai Hospital, Dayabhai Patel Road, Malad (East), Mumbai - 400097
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(Please Refer Point No.1 , 2 and 3 of the Observation given per para No.D below)

C. Utilisation:

We certify that, M/s Om Shanti Housing Development Company has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act :- No

If no, Please Provide the Below Details.

S.No.	Date	Amount Not utilised for Project Cost
1		Not Applicable

D. Any Qualification/Observation of CA

S.No.	Remark
1.	The Promoter has not collected any amount from prospective customer for the project title "Anchor Sky D " Maha RERA Regn. No P51900010864 located at 129, Latif Villa, Compound Bearing C.T. Survey No 65 Didar Naigoan District, Dadasaheb Fadke Marg, Dadar East Mumbai 400014 after introduction of Rera Act.
2.	The Promoter has also not opened any Designated Bank account with any Bank for the Project "Anchor Sky D "
3.	Rs. 7,56,71,200/- was collected from Allottees before introduction of Rera Act. However the said amount has been utilised for the project "Anchor Sky D" only.

For A.C.MODI & ASSOCIATES
Chartered Accountants

Firm's registration number: 116555W

Alpesh C. Modi



ALPESH. C.MODI

Proprietor

Membership number: 101342

UDIN: 22101342 ANUAXY4690

Place: Mumbai

Date: 21st July, 2022.

AGREED AND ACCEPTED BY

M/s Om Shanti Housing Development Co.

[Signature]



(Partner)

Place: Mumbai

Date: 21st July, 2022.