



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

Date: 06-01-2024

To,
Royal Developers

Add: 6th Floor, Shah Trade Centre,
Rani Sati Marg, Near Highway,
Malad (E),
Mumbai-400097.

PAN: AADFR0491B

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Royal Developers for the period from 1st April 2022 to 31st March 2023 with respect to Maha RERA Regn. Number **P51800048835**.

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 Royal Developers for the year ended 31st March 2023 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Financial Year	Total for this project till 31 st March 2023
1	Total amount collected from allottees	Nil	Nil

2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	Nil	Nil
4	Total amount deposited in the designated Bank Account	Nil	Nil
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	0%	0%
6	Shortfall/(Excess) Deposit (3-4)	Nil	Nil

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: Not Applicable (As Nil Amount collected from Allottees & deposited in designated bank Account)

B. Withdrawals:

Sr. No.	Particulars	For this Financial Year	Total for this project till 31 st March 2023
1	Opening Balance of Designated Bank Account	Nil	Nil
2	Total Deposits	Nil	Nil
3	Total amount withdrawn	Nil	Nil
4	Closing Balance	Nil	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As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period?

Ans: Not Applicable (As Nil Amount withdrawn from designated bank account)

C. Utilisation:

We certify that, Royal Developers has not deposited any amount in designated Bank account hence not withdrawn any amount from designated bank account towards project cost only, as specified in the act.

D. Any Qualification /Observation:

No additional Qualification/observations

Yours Faithfully,
For B.B Lodha & Co.
Chartered Accountants
Firm Reg. No.105630w



Name: K.S Mandalia
Partner
Membership No:103019
Place: Mumbai
UDIN: 24103019BKFJCZ7638

Agreed and Accepted by:
For Royal Developers

Partner
Name: Deven P Shah / Himmat Kachhara
Date: 06-01-2024.