

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

Date: 23/12/2022.

To,

M/s. Citymaker Builders Private Limited

55, Maruti Lane, Fort, Mumbai

Mumbai-400008

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s. Citymaker Builders Private Limited** for the period from **01/04/2018 to 31/03/2019** with respect to "**AMAN GRIHA**" having MahaRERA Registration Number **P51900016858**.

1. This certificate is issued in accordance with the provision 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, Rate of Interest and Disclosures on Website) Rules, 2017.
2. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which is 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 (promoter) for the period ended on 31st March, 2019, and hereby certify that:

**A. Deposits:**

| Sr. No. | Particulars                                                    | For this Fiscal year | Total for this project till 31/03/2019 |
|---------|----------------------------------------------------------------|----------------------|----------------------------------------|
| 1.      | Total amount collected from Allottees                          | 4,04,88,120          | 4,04,88,120                            |
| 2.      | 70% of Amount to be deposited as per act                       | 70%                  | 70%                                    |
| 3.      | Amount to be deposited as per act (1*2)                        | 2,83,41,684          | 2,83,41,684                            |
| 4.      | Total amount deposited in the Designated Bank Account          | 2,83,41,684          | 2,83,41,684                            |
| 5.      | % of Amount deposited in Designated Bank Account [(4)/(1)*100] | 70%                  | 70%                                    |
| 6.      | <b>Shortfall/Excess deposit (3-4)</b><br>(see notes below)     | 0                    | 0                                      |

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: **(REFER NOTE 6)**





**B. Withdrawals**

| Sr. No. | Particulars                                | For this Fiscal year | Total for this project till 31/03/2019 |
|---------|--------------------------------------------|----------------------|----------------------------------------|
| 1.      | Opening Balance of Designated Bank Account | 0                    | 0                                      |
| 2.      | Total Deposits                             | 2,83,41,684          | 2,83,41,684                            |
| 3.      | Total amount withdrawn                     | 2,83,29,175          | 2,83,29,175                            |
| 4.      | Closing Balance                            | 12,509               | 12,509                                 |

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: - **NOT APPLICABLE**

| Sr. No | Date of Withdrawal | Amount of Excess Withdrawal |
|--------|--------------------|-----------------------------|
| 1      |                    |                             |

**C. Utilization**

I/We certify that, the M/s. Citymaker Builders Private Limited, 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:- **NOT APPLICABLE (REFER NOTE 7)**

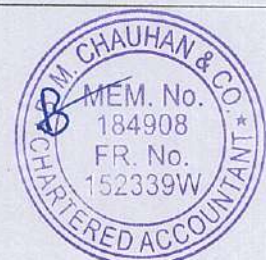




| Sr. No | Date | Amount not utilized for Project Cost |
|--------|------|--------------------------------------|
|        |      |                                      |

**D. Any Qualifications / Observations of CA**

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | This report has been issued at the request M/s. Citymaker Builders Private Limited in terms of our appointment as 'Annual Auditor' for issuing this certificate and in accordance with the provisions of the RERA 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 for further submission to MahaRERA Authority or uploading on their website or submitting to concerned agencies or Banks as required under RERA act rules from time to time.             |
| 2. | <p><u>Management responsibility:</u></p> <p>The compliance with related MahaRERA rules pertaining to project fund utilization and withdrawal is the responsibility of the management of the company including the preparation and maintenance of financial statements and all accounting and other relevant supporting records and documents. This responsibility include design, implementation and maintenance of internal control relevant to the preparation and presentation of the statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.</p> |
| 3. | <u>Auditors responsibility:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |





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|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>a) We have examined the books of accounts and other relevant records and documents maintained by the company on test check basis in the normal course of its business for the purpose of providing reasonable assurance on the particulars mentioned in this report.</p> <p>b) We have conducted our examination of the statement in accordance with guidance note on Audit Reports and certificates for special purpose issued by the Institutes of Chartered Accountants of India (ICAI) and the Standards on Auditing specified under section 143 (10) of the Companies Act 2013. This Guidance Note requires that we comply with the ethical requirement of the code of Ethics issued by the ICAI.</p> <p>c) We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.</p> |
| 4. | The Promoter have represented to us that they are maintaining the 'Designated Account' or 'Separate Account' as required u/s 4(2)(1)(D) of Real Estate Act, 2016 with HDFC Bank, Colaba Branch under account no. 50200032169853 based on which we have prepared and reported the figures herein.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 5. | For the purpose of clause 3, amounts till date represents amount as on the end of reporting period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 6. | The Promoter have collected amount from allottees aggregating to Rs. 3,08,21,530/- before the implementation of the Real Estate Act, 2016 ("RERA"). As per the guidelines issued under the RERA, 70% of the same has been added in amount deposited and amount withdrawn.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |





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|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. | There have been few instances where pass through charges like stamp duty, GST, advance maintenance etc. collected from Allottees have been wrongly deposited in the designated account. For the purpose of this certificate, we have excluded the same from amount collected from the allottees in table 3A and also excluded the same from amount deposited and withdrawn in table 3B.                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 8. | The Promoter have deposited Rs. 6,18,59,901/- which includes receipts from group entities etc. which were not required to be deposited in the separate account. The amount required to be deposited by the promoter was Rs. 2,83,41,684/-. For the purpose of table 3A & 3B, we have taken the amount deposited as Rs. 2,83,41,684/- only. Further, we could not establish one to one correlation between the amount collected from the allottees and 70% of such amount deposited in the designated bank account.                                                                                                                                                                                                                                                                                                                 |
| 9. | The Promoter incurs cost towards construction and development of project and transfers the amount available in 'designated account' to their regular operative bank account based on the limit available in Form-3 certified by Chartered Accountant. All payments related to the project cost are then made from the regular operative bank account maintained by the Promoter. Hence, it is not possible for us to verify one to one correlation between the amounts withdrawn from the designated account and the end use of the same. However, we have verified on an aggregate basis that the total amount withdrawn from the designated bank account never exceeds the amount incurred towards project cost at any given point. Based on which we have reported that the withdrawals are utilized only for the project cost. |





**Yours Faithfully,**

For B. M. Chauhan & Co.



(Mohd Bina Chauhan)

Mem. No. 184908

UDIN: 22184908BGDUNS9250

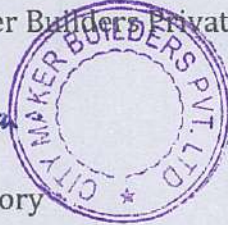
Date: 23/12/2022

Place: Mumbai

**Agreed and Accepted by the Promoter:**

For M/s. Citymaker Builders Private Limited

*Wasiur Rehman*



Authorized Signatory

Name: Wasiur Azizur Rehman Shaikh

Date: 28/12/2022