

FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
Partners,
Anshul Karan Development Corporation
Unit 501, 5th Floor, Karan Tej Bonita,
CTS No.1187/16, Ghole Road, Shivajinagar,
PUNE - 411005.

**SUB.: CERTIFICATE ON STATEMENT OF ACCOUNT ON PROJECT
FUND UTILIZATION AND WITHDRAWAL BY ANSHUL KARAN
DEVELOPMENT CORPORATION FOR THE PERIOD FROM 31ST
JULY 2017 TO 31ST MARCH 2018 WITH RESPECT TO
MAHARERA REGISTRATION NO. P52100002199.**

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 for the purpose of issuing this certificate, examined the audited books of accounts for the period April 2017 to March 2018 and other relevant information/documents and explanation provided to us by the Partnership Firm, M/s. Anshul Karan Development Corporation (hereinafter referred to as Firm) that were considered necessary in connection with issue of this certificate.
3. We have been requested by the Partners of Anshul Karan Development Corporation to provide a certificate on fund utilization and withdrawal by Anshul Karan Development Corporation for the period from 31st July 2017 to 31st March 2018 with respect to Maharera Registration Number P52100002199.



Management's Responsibility

4. The Preparation and maintenance of information and records as required by Maharera is the responsibility of Partners of the Firm. This includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of such information, and applying as appropriate basis of preparation; and making estimate that are reasonable in the circumstances.

Auditor's Responsibility

5. We have examined the audited books of account for the period April 2017 to March 2018 and other relevant records and documents maintained by the Firm in the normal course of its business for the purpose of providing reasonable assurance on the particulars mentioned in Para 7 of the Report.
6. We have conducted our examination in accordance with the Guidance Note on Reports or Certificate for Special Purposes issued by The Institute of Chartered Accountants of India (ICAI). The Guidance Note requires that we comply with the ethical requirements of the code of Ethics issued by ICAI.

Opinion

7. On The basis of our verification referred to in paragraph 5 above and our examination of relevant records and information considered necessary for the purpose of issuing this report and on the basis of the information and explanations given to us by the Firm, we hereby confirm that we have examined the prescribed register if any, books and documents, and the relevant records of M/s. Anshul Karan Development Corporation for the period 1st April 2017 to 31st March 2018 and are of the opinion that:
 - i. M/s. Anshul Karan Development Corporation have completed 88% of the project titled "Sara A Building", Maharera Registration Number P52100002199 located at Survey No. 27/1 & 30/2&3 at Baner, Haveli, Pune, 411045.
 - ii. The Amount collected during period from 31st July 2017 to 31st March 2018 for this project is Rs. 2,64,864/- and amount collected from 31st July 2017 till date (i.e. 31st March 2018) is Rs. 2,64,864/-.

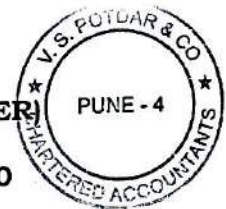


- iii. The amount withdrawn during the period from 31st July 2017 to 31st March 2018 is Rs. 1,52,309/- and the amount withdrawn from 31st July 2017 till date (i.e. 31st March 2018) is Rs. 1,52,309/-.
8. We certify that the M/S. Anshul Karan Development Corporation has utilized the amounts collected for "Sara A Building" only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

PLACE : PUNE
DATE : 30.09.2018

FOR V. S. POTDAR & CO.,
FIRM REG. NO. 107984W
CHARTERED ACCOUNTANTS


(NAVEEN RANDE)
PARTNER
M. NO. 227050



Notes forming Part of the Certificate:

- a. The Commencement date of the period (i.e 31st July 2017) is considered as the date of RERA registration certificate.
- b. The promoter name, project name, RERA Registration number, start date and end date of the project are as mentioned in RERA registration certificate no. P52100002199 Dated 31st July 2017.
- d. The amount mentioned has been extracted from the audited books of account, prescribed register, books and documents, and the relevant records maintained by the Firm as at 31st March 2018.
- e. The amount of collection has been extracted from the bank statement of account no. 000866200000256 (Designated bank account), Yes Bank, Bhandarkar Road Branch for the period from 31st July 2017 to 31st March 2018, which is 70% of the amount collected from the allottees in the collection account no.000866200000216 for the said period. Please note the amount of collections are inclusive of Goods and Service Tax and is net of tax deducted at Source.
- f. The amount of withdrawals have been extracted from the bank account statement of Yes Bank, Bhandarkar Road Brach, Bank Account no. 000866200000256 (Designated bank account), for the period from 31st July 2017 to 31st March 2018.
- g. This certificate has been issued at the request of the Firm for Submission to Maharera authorities and is not to be used for any other purpose or to be distributed to any other parties. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hand it may come without our prior consent in writing.

**PLACE : PUNE
DATE : 30.09.2018**

**FOR V. S. POTDAR & CO.,
FIRM REG. NO. 107984W
CHARTERED ACCOUNTANTS**

(Signature)
**(NAVEEN RANDER)
PARTNER
M. NO. 227050**

