

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

To
ANATNATH DEVELOPERS,
Lotus Building Shop No. 18, 19 & 20,
Ground Floor, AND Agasan Complex,
Near Agasan Railway Phatak, Diva, Thane- 400 612

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s. Anantnath Developers for the period from 1st April, 2022 to 31st March, 2023 with respect to MahaRERA Regn. Number : P51700019146 (Name of Project : AND Rose)

- 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 the 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. Anantnath Developers for the period ended 31st March, 2023 and hereby certify that:

A) Deposits:

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	6,06,74,280	14,62,45,348
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	4,24,71,996	10,23,71,744
4	Total amount deposited in the Designated Bank Account	4,69,47,657	11,18,08,397
5	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	77%	76%
6	Shortfall / Excess deposit (3-4)	(44,75,661)	(94,36,654)

Note:

- 1) In above Table A "Total amount collected from allottees" is exclusive of GST and receipts towards cancelled flats.



R.J. Luthia & Associates

CHARTERED ACCOUNTANTS



610/611, Parmeshwari Centre, Dalmia Estate, Above FedEx, Off. L.B.S. Road, Mulund (West), Mumbai - 400 080.
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- 2) In above Table A "Total amount deposited in the "Designated Bank Account" is inclusive of GST and receipts towards cancelled flats.
 - 3) Customers make combined payment against demand letter through single cheque/online transfer/card swipe and no separate transfer/or cheque preparation is done for GST and other pass through charges. To ensure compliance or RERA escrow requirement, promoter has deposited 70% of entire collection (incl. GST and other passthrough charges) into designated bank account. No bifurcation and segmentation of total GST deposited in RERA account is carried out by the company. On the other hand company has paid the said GST by cash or credit ledger by themselves and not using the funds collected from the customers to comply with RERA provisions.
 - 4) On any cancellation, the refund of the amount or any forfeiture is not withdrawn from RERA account but is complied from general account.
- 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 mention the amount not deposited : **Not Applicable**

B) Withdrawals:

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	25,10,740	0
2	Total Deposits	4,69,47,657	11,18,08,397
3	Total amount withdrawn	4,84,80,000	11,08,30,000
4	Closing Balance	9,78,397	9,78,397

- 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 :-

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawals
Not Applicable	Not Applicable	Not Applicable

C) Utilisation:

- We certify that the "Anantnath Developers" has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act.



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- If No, please provide the below details :-

Sr. No.	Date	Amount not utilised for Project Cost
Not Applicable	Not Applicable	Not Applicable

D) Any Qualifications / Observations of CA:

1.	The amount deposited in the designated bank account could be lower or higher than amount to be deposited as per the required 70:30 ratio, on account of following reasons:
1 (a)	In general business, transaction receipts of indirect taxes are not deposited in the designated bank account. However in few instances due to direct deposits by customers, or customers funded by bank loans (inclusive of indirect taxes) there could be excess deposits.
1 (b)	Resales of cancelled flats. Excess amount would be deposited as currently the deposit of the cancelled flat and the resold of the same flat are both deposited in the designated account.

Place : Mumbai
Date : 19th May,2023

For R.J.LUTHIA & ASSOCIATES
CHARTERED ACCOUNTANTS



(RAJIV LUTHIA)
PROPRIETOR

MEMBERSHIP NO. : 039673
FIRM REGN.NO.129557W
ICAI UDIN : 23039673BGXISJ9308

Agreed & Accepted by:
For ANANTNATH DEVELOPERS

(PARTNER)
Name : HEMANG RAICHAND DHARAMSHI
Date : 19th May,2023