Sagar S Rathi & Associates
Chartered Accountants
FRN No. 142386W

CA Sagar S Rathi
B.Com.,ACA

Near Maheshwari Bhavan,
New Radhakishan Plot,
Akola – 444001 (M.S.)
Mob: 9923452257/7276216652
E-mail: sagar.suresh.rathi@gmail.com

FORM 5 (see Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT CERTIFICATE

(WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

Date: 28/09/2023

To,
Anaya Builders & Developers,
Kalpana Heights,
Rautwadi,
Akola-444001

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Anaya Builders & Developers for the period from 01/04/2022 to 31/03/2023 with respect to project "**Anaya Heights**" - Maharera Regn. Number - **P50100049071.**

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. I have obtained all the necessary information and explanation from the Company, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.

3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of Anaya Builders & Developers for the period ended 31/03/2023 and hereby state that:

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A. Deposits:

Sr. No.	Particulars	For the Fiscal Year	Total for the project till date
1.	Total Amount collected from allottees	11690000.00	11690000.00
2.	% of amount to be deposited as per Act	70	70
3.	Amount to be deposited as per Act (1*2)	8183000.00	8183000.00
4.	Total amount deposited in the designated bank account	11690000.00	11690000.00
5.	% of amount deposited in designated bank account [(4)/(1)*100]	100	100
6.	Shortfall/Excess deposit (3-4)	-3507000.00	-3507000.00

Has the required portion 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.

B. Withdrawals

Sr. No.	Particulars	For the Fiscal Year	Total for the project till date
1.	Opening Balance of designated bank account	5000.00	5000.00
2.	Total Deposits	11690000.00	11690000.00
3.	Total amount withdrawn	11690000.00	11690000.00
4.	Closing Balance	5000.00	5000.00

As specified in the Act, all the amount withdrawn during the year from RERA Bank account were within the withdrawal limit as certified under relevant Form 1, Form 2 and Form 3 issued during the reporting period? **We cannot comment on the said clause as the promoter has not taken any certificate (Form 1, Form 2 and Form 3) from the respective professional during the reporting period.**

Sagar S. Rathi & Associates ★ Chartered Accountant ★ FRN No. 142386W

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If No, Please provide the below details :-

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawal
1.	NA	NA

C. Utilization

I certify that, the Anaya Builders & Developers has utilized the amount withdrawn from designated bank account towards project cost only as specified in the act.

If No, Please provide the below details:

Sr. No.	Date	Amount not utilized for the project
1.	NA	NA

D. Any Qualification / Observation of CA

1.	This Certificate has been issued on the basis of limited review of books of accounts.

Agreed and Accepted by

Amol Patil

Signature of Promoter
Name : Amol Patil (Ruchake)
Partner
Date : 28/09/2023

SAGAR S. RATHI & ASSOCIATES
Chartered Accountants
FRN 142386W

Sagar S. Rathi & Associates ★ F.R. No. 142386W ★ Chartered Accountant

SAGAR SURESH RATHI
PROPRITOR
MEM. NO. 171165
UDIN 23171165BGYFYZ9043