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

Date: 17.01.2024

To,
M/s. Anushka Developers,
Arya Group, Shop No. 5, 8, Randhir Vihar Society
Lalashet Compound, Near Syndicate Bank,
Bhandup (W), Mumbai – 400 078

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **M/s. ANUSHKA DEVELOPERS** for the period from **26th April,2019** (date of actual start of construction - Commencement Certificate date is 2nd April 2019) to 31st March, 2022 with respect to Maha RERA Regn. Number: P51800020573 **(Project Name : Arya Greens)**

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 **M/s. ANUSHKA DEVELOPERS** for the year ended **31st March 2022** 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	1,28,87,649.00	4,64,21,474.90
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	90,21,354.30	3,24,95,032.43
4	Total amount deposited in the designated Bank Account	2,15,18,051.00	5,50,81,877
5	% of Amount deposited in Designated Bank Account [(4)/ (1) *100]	166.97%	118.66%
6	Shortfall/(Excess) Deposit (3-4)	-1,24,96,696.70	-2,25,86,844.57

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: Yes, the developers has deposited 166.97% of the amount collected from allotees for the fact that the developers had initially obtained permission for G Plus 16 floor and applied for additional FSI for G Plus 23 floor and collected money for the same.

B) Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	2,25,451.90	0.00
2	Total Deposits	2,15,18,051.00	5,50,51,877.00
3	Total amount withdrawn	2,17,36,243.00	5,50,44,617.00
4	Closing Balance	7,260.90	7,260.90

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: Yes.

C) Utilisation:

We certify that, **M/S. ANUSHKA DEVELOPERS** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D) Any Qualification /Observation:

No additional Qualification/observations

For Joshi Chhadva & Co LLP
Chartered Accountant





CA Chandresh Chhadva

Partner

M.No. 600449
FRN No. W100840
UDIN: 24600449BKFSMF1262
Date:- 17.01.2024

Agreed and accepted by:
For M/s. Anushka Developers





Partner
Name:
Date:17.01.2024