



JOSHI CHHADVA & CO LLP

CHARTERED ACCOUNTANTS

FORM 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 15.11.2024

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) for the period from 01st April, 2023 to 31st March, 2024 with respect to MahaRERA 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 2024** 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	19,49,07,885	29,83,86,591
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	13,64,35,520	20,88,70,613
4	Total amount deposited in the designated Bank Account	28,50,988	6,32,66,599
5	% of Amount deposited in Designated Bank Account [(4)/ (1) *100]	1.46%	21.20%
6	Shortfall/(Excess) Deposit (3-4)	13,35,84,532	14,56,04,014

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: No, the promoters have not deposited required proportion of amount collected in designated account hence there is short fall.

B) Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	32,375.00	0
2	Total Deposits	28,50,988.10	6,32,66,599.70
3	Total amount withdrawn	28,82,265.50	6,32,65,502.10
4	Closing Balance	1,097.60	1,097.60

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**

C.H. CHHADVA



CA Chandresh Chhadva

Partner

M.No. 600449

FRN No. W100840

UDIN: 25600449BMMHIV1530

Date:- 15th November 2024

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

Nitin Kshirsagar



Partner

Name: Nitin Kshirsagar

Date: 15/11/2024