HABIB & CO.
CHARTERED ACCOUNTANTS
TELEPHONE : 2342 2129
2343 0565
FAX : 2343 0614
TELEGRAMS : "TAXEASY"
E-MAIL : habibco@rediffmail.com

LAIBA COURT
(Old Name Palharia Palace)
75, MOHAMMED ALI ROAD,
MUMBAI 400 003.

REF. No. _____

DATE _____

Annexure F
FORM 5

(SeeRegulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date:-23-04-2025

To.

M/S. ARY DEVELOPERS
(PROP:-MR.AMIR AMANULLAH)
DILKUSH BUNGALOW, J.P.ROAD,
ANDHERI WEST
MUMBAI-400069

SUBJECT: Report on Statement of Accounts on UMAR PARK Andheri West, project fund deposit, utilization and withdrawal by [Promoter] for the period from 22-11-2023 to 31-03-2025 with respect to MAHARERA Regn Number :-P51800053460

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2010 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.

1. I/We auditors of the aforesaid Proprietory concern, have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of **M/S. ARY DEVELOPERS (PROP:-MR.AMIR AMANULLAH)** for the period ended 31-03-2024 and hereby certify that:

For ARY DEVELOPERS

Amon
Proprietor

HABIB & CO.

A. Deposits:

		For this Fiscal year (2024-2025 period from 01-04-24 to 31-03-2025	Total for this "Umar Park" project till date
1	Total amount collected From allottees	4,34,37,038	6,75,72,038
	% Of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	3,04,05,926	4,73,00,426.6
4	Total amount deposited in the Designated Bank Account	2,92,61,097.60	4,69,57,522
5	% Of Amount deposited in Designated Bank Account [(4)/(I)*100]	67.36%	69.49%
6	Shortfall/ Excess deposit (3-4)	11,44,829 (SHORTFALL)	3,42,904 (SHORTFALL)

Amount collected/ deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

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

Amount received from tenant on extra area sold at Rs.39,60,000/- which was received during F.Y.22-23 included in Amount collected till date on Umar Park Project, as shown in Table -A at Rs.6,75.72,038/-, which had been deposited in IDFC Current Account as the same was received before M/s. ARY Developers (Prop-Amir Amanullah) received RERA Registration certificate (RERA Registration Certificate received dt 06-11-2023)

For ARY DEVELOPERS

Proprietor

B. WITHDRAWALS

		For this Fiscal year	Total for this "Umar Park" Project till date
1	Opening Balance or Designated Bank Account	NIL	NIL
2	Total Deposits	2,92,61,097.60	4,69,57,522.60
3	Total amount withdrawn	2,75,11,097.00	4,52,07,522.00
4	Closing Balance	17,50,000	17,50,000

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 I, 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

c. Utilisation

I/We certify that, the **M/S. ARY DEVELOPERS (PROP:-MR.AMIR AMANULLAH)** has utilized the amounts 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 "Umar Park" Project Cost
		Not Applicable

For ARY DEVELOPERS

Amir
Proprietor

D. Any Qualification/ Observations of CA

1	
2	Nil
3	
4	

Yours Faithfully

Signature

For Habib & Co.

Chartered Accountants

FIRM'S REG.NO.103479W

UDIN:- 25045417BMOPBS9814

D.P.Shroff

Partner

M.No.045417

Agreed and accepted by:

M/S. ARY DEVELOPERS

PROP:-AMIR AMANULLAH

Signature of Promoter Name:

Date: 23-04-2025

For ARY DEVELOPERS

Aman

Proprietor