THAR & CO.
CHARTERED ACCOUNTANTS
A-602, 6th Floor, Kaledonia Building, Sahar Rd, Nr. Railway Station, Andheri (East), Mumbai - 400 069.
022 6715 4321 www.tharco.in

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 13th February, 2025

To,
M/S Roha Realty Private Limited,
Building No 128, Nav Vishwa Vihar,
Plot No A44/45, MIDC, Marol,
Andheri E, Mumbai-400093

SUBJECT: Report on Statement of Accounts on project **"Roha Eva Aria"** for fund deposit, utilization and withdrawal by Promotors for the period from to **01.04.2023** to **31.03.2024** with respect to MahaRERA Reg. Number - **P51800054410**

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/We have obtained all necessary information and explanation from the Promotors during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of the said project for the period ended **31.03.2024** 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	2,09,50,325/-	2,09,50,325/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	1,46,65,228/-	1,46,65,228/-
4.	Total amount deposited in the Designated Bank Account	1,15,75,000/-	1,15,75,000/-
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	55.25%	55.25%
6.	Shortfall/Excess deposit (3-4)	30,90,228/-	30,90,228/-

B. **Withdrawals**

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	Nil	Nil
2.	Total Deposits	1,15,75,000/-	1,15,75,000/-
3.	Total amount withdrawn	1,15,50,147/-	1,15,50,147/-
4.	Closing Balance	24,852/-	24,852/-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

If No, Please provide the below details:

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1.	N.A.	N.A.

C. **Utilization.**

I/We certify that, the Promotors has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act: Yes

If No, please provide the below details:-

Sr.No.	Date	Amount not utilized for Project Cost
1.	N.A.	N.A.

D. Any Qualifications / Observations of CA

1.	The promotor had Rs. 72,09,274 lying in its collection account as on 31st march, 2024 which was transferred subsequently into the designated account .
2.	

Yours Faithfully,

For Thar & Co.
Chartered Accountants

THAR & CO. MUMBAI CHARTERED ACCOUNTANTS

CA Vivek Thar
M.No. 154812
UDIN-**25154812BMLKEO9693**

Agreed and Accepted by:

Name:
Date:

HARSHVARDHAN TIBREWALA

Digitally signed by HARSHVARDHAN TIBREWALA
DN: c=IN, o=Personal, title=0574, pseudonym=133540292274663291o6Rmy4YnrH232v, 2.5.4.20=d1535f0264dce3f7cca1004f7e19ea29209786be51d3124809 8f0d40be61428d, postalCode=400013, st=Maharashtra, serialNumber=02c7bb050555ed021c359e9a26cd483640d3e59f7ee0b7435cec53100636f0fcc, cn=HARSHVARDHAN TIBREWALA
Date: 2025.02.14 13:01:19 +05'30'