GANPAT B. NAIK
CHARTERED ACCOUNTANT
Address : 104/105, B Wing, Shevantabai Sadan,
Bedekar Galli, Thakurwadi, Dombivli (West) – 421202.
Email : caganpatnaik@gmail.com; Mobile : 9699183725

Annexure F
FORM 5
(*See* Regulation 4)
ANNUAL REPORT STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
AYG Realty Private Limited,
Santacruz (East)

Subject: **Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by AYG Realty Private Limited for project Anand Nagar Phase 1 for the year from 01/04/2022 to 31/03/2023 with respect to MahaRERA Number P52000007147.**

1. This Certificate is issued in accordance with the provisions of 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 & explanation from the Promoter, 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 & Documents, and the relevant records of AYG Realty Private Limited for the year ended 31st March 2023 and hereby certify that:

A. <u>DEPOSITS</u>

(Amount in crores)

		For this Fiscal Year	**Total for this Project till date ie 31st March 2023**
1.	Total amount collected from allottees	Nil	0.10
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	Nil	0.07
4.	Total amount deposited in the Designated Bank Account i.e 70 % account.	Nil	0.07
5.	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	Nil	70%
6.	Shortfall / Excess Deposit (3-4)	Nil	Nil



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

Has the required proportion of the money collected from allottees of the project units, as specified in the Act, deposited in the Designated RERA Bank Account? (Yes / No)

Yes

If No, then please mention the amount not deposited _____NA_____.

B. <u>WITHDRAWALS</u>

		For this Fiscal Year	Total for this Project till date
1.	Opening balance of Designated Bank Account (70%)	0	0
2.	Total Deposits	0	0.07
3.	Total Amount Withdrawn	0	0.07
4.	Closing Balance (70%)	0	0

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting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 / No)

Yes

If no please provide the below details – NA___

S. No.	Date of withdrawal	Amount of Excess Withdrawals

C. <u>UTILISATION</u>

We certify that, the AYG Realty Private Limited has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act.

If no please provide the below details- NA_____

S. No.	Date	Amount not utilised for Project Cost

GANPAT B. NAIK
M.NO. 136558
Chartered Accountant

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D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1.	Amounts taken in this report is based on all the Form 3 issued by the CA in practise and audited financials of the company.
2.	All the amounts deposited, withdrawals and closing balance is of 70% designated account accordingly.
3.	On verification of books of accounts and bank statements we have observed that Promoters have maintained single designated bank account for 2 projects namely project "Anand Nagar Phase 1" having Maharera Registration No. P52000005747 and Project "Anand Nagar Phase 3" having Maharera Registration No. P52000007147.
4.	Pass through charges or indirect taxes not included in incurred cost of the project.
5.	Amount has been regrouped and rearranged based upon records/documents available with the company to meet the disclosure requirement of RERA as far as possible.

Yours faithfully,

For Ganpat B Naik
Chartered Accountants

GANPAT B. NAIK
M.NO. 136558
Chartered Accountant

Ganpat Naik
Proprietor
MRN : 136558
UDIN : 23136558BGYVSZ6536
Date: 17th September 2023

Agreed and accepted by:

Signature of Promoter
Name: Anand Gupta
Date: 17th September 2023