A.S.MUNDADA & CO.
CHARTERED ACCOUNTANTS

Branch Office: 303, Enrico Heights-Iris, Wardha Road, Adj Radisson Blu Hotel, Nagpur-440015.
Mob No. 9921511599
E-Mail ID: rachanaagl@gmail.com

FORM-5 (See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,

Anand Towar & Payal Khanorkar, Flat No. 105, Jayanti mension, Manish Nagar, Vivakanand Nagar, Nagpur 440015

Subject : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Welahari 167/2/1** of the **Anand Towar & Payal Khanorkar** for the period from **01.04.2022 to 31.03.2023** with respect to MahaRERA Regn. Number **P50500034125.**

1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & 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 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 register, books and documents, and the relevant records of Welahari 167/2/1 of Anand Towar & Payal Khanorkar for the period ended **31.03.2023** and hereby certify that :

Sr.No		Particulars	Amount Rs. For this Fiscal Year	Amount Rs. Total for this project till date
A		**Deposits :**		
	1	Total amount collected from Allottees	9,408,482.00	14,695,651.00
	2	% of amount to be deposited as per the Act	70%	70%
	3	Amount to be deposited as per the Act (1*2)	6,585,937.40	10,286,955.70
	4	Total amount depoited in the designated bank Account (Please see Note below in point D)	22,479,436.00	22,479,436.00
	5	% of amount depoited in the designated bank Account (4/1*100)	239%	153%
	6	Shortfall / (-) Excess Deposit (3-4)	-15,893,498.60	-12,192,480.30

Note :
1 Amount collected / deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.
2 Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the designated RERA bank account ? Yes but initially amount also received in other than RERA designated bank account.
3 If no please mention the amount not deposited :

Sr.No		Particulars	Amount Rs.	
			For this Fiscal Year	Total for this project till date
B		Withdrawals :		
	1	Opening Balance of designated bank account	0.00	0.00
	2	Total Deposits	22,479,436.00	22,479,436.00
	3	Total Amount withdrawn	22,459,862.72	22,459,862.72
	4	Closing Balance	19,573.28	19,573.28

As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period ? Yes

If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals

C Utilisation :

We certify that **Anand Towar & Payal Khanorkar** has utilized the amount 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 the project cost

D Any qualification / observations by CA :

Sr. No.	Qualification / Observation
1	*Other than RERA Designated Bank Account was in operation from few months for all business operation of Owners/Promotors, Payment to landlord and development work payment was also made from this account, but from 01.04.2022 onwards RERA Designated Bank Account used to collect receipts for this project and made
2	Promoter Contributions,etc., as and when required were also introduced and withdrawn by the promoter during the period.

Yours fatithfully,

A S Mundada & Co.

CA Rachana Agrawal **Partner**
(Membership No. : 065613)
UDIN : 25065613BMNXVB9971

Agreed & Accepted by,

Payal Sanjay Khanorkar &
Anand Sudhakarsingh Towar

For Anand Towar & Payal Khanorkar **Authorised Signatory**

Date : 07.03.2025
Place : Nagpur