SANAWADWALA & ASSOCIATES
CHARTERED ACCOUNTANTS

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CA Huzaifa S. Sanawadwala (FCA, M.COM)

ANNUXURE F
FORM-5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date : 09/01/2023

To,

M/s. ANAND REALTORS,
Flat No 3/1, Plot No 06, Sudarshan Apartment,
Balraj Marg, Dhantoli, Nagpur. 441204.

Subject: **Report on Statement of Accounts on project fund deposit, utilization and withdrawl by the promoter, "M/s Anand Realtors"** under the project name **"ANAND GLORY", situated at Kh .No. 40, at Umergaon, Nagpur (Rural), Nagpur, 441204 having Maha RERA Registration Number P50500048820 for the period from 01/04/2022 to 31/03/2023.**

R/Sir,

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 Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. I/We 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.

3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of **M/s Anand Realtors** for the period ended **30th June, 2023.**

A. Deposits :

		For this Fiscal year	Total for this project till date 30/06/2023
1.	Total amount collected from allotees	5,72,97,898	12,38,69,673
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	4,01,08,529	8,67,08,771
4.	Total amount deposited in the Designated Bank Account	4,89,53,898	8,04,43,927
5.	% of amount deposited in the Designated Bank Account [(4)/(1)*100]	100%	64.95%
6.	Shortfall/(Excess) deposit (3-4)	(88,45,369)	62,64,844

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 allotees of the project units, as specified in the act, deposited in the Designated RERA Bank account (Yes/~~No~~).

If No, mention the amount not deposited.

B. Withdrawals :

		For this Fiscal year	Total for this project till date 30/06/2023
1.	Opening Balance of Designated Bank Account	0	0
2.	Total Deposits	11,63,53,899	15,46,93,928
3.	Total Withdrawn	11,03,53,343	15,35,09,362
4.	Closing Balance	60,00,556	11,84,566

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~~).

If No, Please provide below details :-

S. No.	Date of withdrawal	Amount excess withdrawals
1.		NIL

C. Utilisation :

I/We hereby confirm that, the **M/s Anand Realtors** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, Please provide below details :-

S. No.	Date	Amount not utilised for Project Cost
1.		NIL

D. Any Qualifications/Observations of CA :

1.	After RERA registration, Promoter had maintained its RERA designated bank account opened at ICICI Bank having current account number 186705002425, where all advance amount received from its customers had been deposited and withdrawals had been done to pay for land cost and development of the said project.
2.	Promoter had previously maintained its bank account at Samruddhi Co-operative Bank Ltd. having current account number 001010200000550.
3.	Nil
4.	Nil

yours faithfully,

Place: Nagpur

For M/s Sanawadwala & Associates

Chartered Accountants

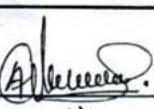
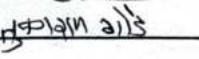
UDIN : 24131158BKAPLD7658

Sanawadwala & Associates NAGPUR Chartered Accountants

CA Huzaifa S. Sanawadwala

M. No. 131158

Agreed and accepted by :

Name and Signature of Promoters/ Partners	**Sign**
1) SHRI KAILASH GANGADHAR THAKRE	
2) SHRI ANAND KEWALRAMJI CHURAD	
3) SHRI TUKARAM VYANKATRAO GODE	
4) SHRI SUNIL GULABRAO KODE	

Date: 10/01/2023