Anubhav Asati & Co.
CHARTERED ACCOUNTANTS
FRN :156237W
+91 – 8983108015

Annexure F
FORM 5
(See Regulation 4)

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE PROMOTERS COMPANY/FIRM)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT CERTIFICATE (On Letter Head)

Date: - 24/09/2023

To,

IWARS PRIVATE LIMITED
Shop No.15, Ashirwad Apartment,
H B Town Bhandara Road, Nagpur
Maharashtra- 440 035.

SUBJECT: Report on Statement of Account on Project fund deposits. Utilization and withdrawal by (Promoter) for the period form **01/04/2022** to **31/03/2023** with respect to MahaRERA Regn Number **P50500050037.**

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulations and Development) Act,2016 read along with the Maharashtra Real Estate.(Regulations 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 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 examines the prescribe registers, books and documents, and the relevant records of **IWARS PRIVATE LIMITED** for the period ended **31/03/2023** and hereby certify that:

A. DEPOSITS:

		For this Fiscal year	Total for this project till date
1.	Total amount collected form allottees	39,00,001/-	39,00,001/-
2.	% of amount to be deposited as per act	70	70
3.	Amount to be deposited as per act(1*2)	27,30,000/-	27,30,000/-
4.	Total amount deposited in the Designated Bank Account	34,55,411/-	34,55,411/-
5.	% of Amount deposited in Designated Bank Account	88.60%	88.60%

6.	Shortfall/ Excess deposit(3-4)	(7,25,411)	(7,25,411)

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

B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	-	-
2.	Total Deposits	34,55,411/-	34,55,411/-
3.	Total amount withdrawn	10,00,000/-	10,00,000/-
4.	Closing Balance	24,55,411/-	24,55,411/-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, Form 3, issued during the reporting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

C. Utilisation

I/We certify that, the **IWARS PRIVATE LIMITED** has utilizes 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 utilised for Project Cost
1		

D. Any Qualification/ Observations of CA

1.	

2.	

Anubhav Asati & Co.
M. No. 195644
Chartered Accountants

Agreed and Accepted by:
For Iwars Private Limited

For iwars Private Limited
Director

Through Authorized Director
Shri Prafulla C. Itkelwar
Date: - 23/09/2023

Yours Faithfully,

Signature of Chartered Accountant

Name Anubhav Jagdish Asati

Full Address: - Anubhav Asati & Co.
Chartered Accountants,
Plot No. 19, Vikas Nagar, Wardha Road,
Nagpur- 440 015
Firm Regn. No. 156237W
Membership No. 195644
UDIN NO:- 23195644BGWPDK1776