U D SHAH AND ASSOCIATES(126576W)
URJITA(140219)
503, Mauryansh Elanza,
Ahmedabad City,Ahmedabad,380015
Email: dipal406@gmail.com, Mobile: 9427318278

Form 5
[Regulation 4 read with section 4(2)(l)(D)]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
ANJNEY FINEBUILD
MARUTI 360, OPP WIDE ANGLE, BODAKDEV
Ahmedabad, Gujarat

I/We, **URJITA** the auditor, have examined books of accounts and all the relevant records of **ANJNEY FINEBUILD** having PAN related to **MARUTI 360** project (RERA registration no. **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA12039/280623**) having site address as **MARUTI 360, OPP WIDE ANGLE, BODAKDEV, Ahmedabad, GUJARAT** for year ending on **31-03-2024** .

We have conducted our engagement and examination in accordance with the Standards on Auditing, Guidance Note on Reports or Certificates for Special Purpose and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

It is the primary responsibility of the Management of **ANJNEY FINEBUILD** to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.

Period under Certificate: from 11-04-2023 to 31-03-2024

1. Whether separate RERA Bank Account has been opened as envisaged in Gujarat RERA Bank Account Direction,2019?

YES

2. Details of RERA Bank Account as registered with Gujarat RERA (mention all the bank accounts if there has been a change in Bank Account registered with RERA)

Sr. No.	1
Bank Name	ICICI BANK LIMITED

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Location: GANDHI NAGAR

Branch Name	SINDHU BHAWAN ROAD
Account Name	ANJNEY FINEBUILD RERA RETENTION ACCOUNT FOR MARUTI 360
Account Number	429605001088
Account type	Current
IFSC Code	ICIC0004296
Date of Account Opening	2023-06-28
Opening Balance Date	2023-06-28
Opening Balance	0
Deposit during the period	21,54,32,795
Withdrawal during the period	21,54,32,795
Closing Balance as on 31-03-2024	0
Sr. No.	2
Bank Name	HDFC BANK
Branch Name	SOUTH BOPAL
Account Name	ANJNEY FINEBUILD RERA RETENTION ACCOUNT FOR MARUTI 360
Account Number	57500001343750
Account type	Current
IFSC Code	HDFC0004115
Date of Account Opening	2023-11-02
Opening Balance Date	2023-11-02
Opening Balance	0
Deposit during the period	7,70,79,657
Withdrawal during the period	7,70,79,657
Closing Balance as on 31-03-2024	0

3. In case of change in RERA Bank Account as indicated above, whether due approval following prescribed documentation was taken from Gujarat RERA under the Gujarat RERA Bank Account Direction, 2018?

YES

4. Whether any of the Form 3 issued during the certificate period mandated deposit of 100% of the money collected from the booking of the project units (refer point 5 of Additional Information for Ongoing Project of Form 3)?

NO

5. Whether the required proportion of money collected from the allottees of the project units(as indicated in Form 3) deposited in the RERA Bank Account?

YES

6. Whether the project registration is as New or Ongoing project?

NEW

6.1. In case of New Project Registration, whether there was any booking taken prior to project registration?

NO

7. Whether all amounts withdrawn from RERA Bank Account were within the withdrawal limits certified under

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the relevant form 3 issued during the reporting period?

Cumulative withdrawal from separate A/C till 31st March (Rs.): 29,25,12,451

YES

8. Whether any fixed deposit was created out of funds deposited in RERA Account?

NO

9. Whether there has been any instance of receipt of consideration in excess of 10% of apartment value without entering into a registered Agreement for Sale?

NO

10. Whether the project is executed by availing any loans/borrowing?

Estimated cost of Project (Rs.): 4,47,56,12,610

YES

10.1. If yes, please provide details as below:

Sr.No.	Lender Name	Lender Type	Amount of Loan Sanction(Rs)	Sanction Date	Loan outstanding as on 31st March 2024 (Rs.)	Collateral/Mortgage Details
1	UNSECURED LOAN	UNSECURED	74,24,10,338	27-11-2019	16,06,76,753	NO COLLATERAL AND NO MORTGAGE
2	BAJAJ HOUSING FINANCE LTD.	SECURED	1,25,00,00,000	23-06-2023	25,76,52,849	SECURED BY CREATING CHARGES OVER LAND AND UNITS CONSTRUCTED THEREON. FURTHER SECURED BY PERSONAL GUARANTEE OF PARTNERS.

10.2. Whether the financial encumbrance is reported to Gujarat RERA?

YES

11. Whether any discrepancy noticed in forms 1, 2 and 3 with reference to their issuance in accordance with the RERA Act, rules and regulations?

NO

12. Please specify any other things which are not covered above.

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IFSC Code of RERA Bank is HDFC0005041 and the same is not shown on GUJRERA Portal. Hence, we have already raised a query to solve it on 27-10-24 but no response has been received till now

I/We have obtainted all necessary information and explianation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate. Also I/We have attached herewith the copies of Financial Statements* and Audit Report of the **ANJNEY FINEBUILD** (Promoter Name) for the financial year ending on **31-03-2024**.

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of **MARUTI 360**(Project) for the period ended and this certificate is being issued based on the records and documents produced before me and explanations provided to me by the management of the Promoter based on the verfication of books of accounts till **31-03-2024**.

I/We hereby declare that, I/We or any of us/our associate have not issued RERA Form-3 for any of the projects of **ANJNEY FINEBUILD** .

(Signature and Stamps/Seal of the Signatory CA)

Partner/Proprietor:	U D SHAH AND ASSOCIATES
Name of Signatory:	URJITA
Membership No.:	140219
Full Address:	503, Mauryansh Elanza,Ahmedabad City,Ahmedabad,380015

Place:	Ahmedabad
Date:	29/10/2024

***For the purpose Financial Statements shall include which shall also be attached:**

1. **Balance Sheet**
2. **Profit & Loss account**
3. **Cash Flows Statement(if applicable)**

Attachments:

1. **NOTES ON FORM 5**

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