



CA SUMIT R. CHANDWANI
CHARTERED ACCOUNTANT

98, Sindhi Colony, Nanak Nagar, Bhusawal-425201
Email-casumitchandwani1@gmail.com

Annexure F
FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 12-09-2025

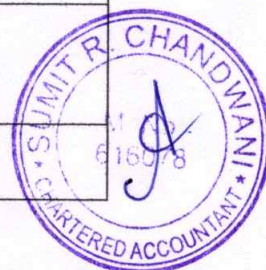
To,
SHUBH CONSTRUCTION
78 CHAITANYA APARTMENT,
SHIVAJI NAGAR,
NAGPUR 440010

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **SHUBH CONSTRUCTION (ACHRAJ KUTUMB)** for the period from **01-04-2024** to **31-03-2025** with respect to MahaRERA Registration Number **P50500050217**.

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 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 examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended 31st March 2025 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	3,40,22,100	5,72,25,100
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	2,38,15,470	4,00,57,570
4.	Total amount deposited in the Designated Bank Account	2,80,96,584	4,46,36,602
5.	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	82.58%	78%
6.	Shortfall/Excess deposit (3-4)	(42,81,114)	(45,79,032)



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? NA

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	1,56,615	0
2.	Total Deposits	2,80,96,584	4,46,36,602
3.	Total amount withdrawn	2,17,80,307	3,81,63,710
4.	Closing Balance	64,72,892	64,72,892

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? NA

If No, Please provide the below details:-

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1.	NA	NA

C. Utilisation

Me certify that, the SHUBH CONSTRUCTION has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, please provide the below details:-

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



D. Any Qualifications / Observations of CA

1.	
2.	

Yours Faithfully,

For Sumit R Chandwani.
Chartered Accountant,



Agreed and Accepted by
Signature of Promoter

SHUBH CONSTRUCTION

PARTNER

CA Sumit R. Chandwani
Membership No:616078
UDIN: 25616078BMHWXS2066
Certificate No.: 25-26/031

Name: SHUBH CONSTRUCTION

Date: 12-09-2025

Sl. No.	Date	Amount not utilized for Project Cost
1.	NA	NA
2.	NA	NA

