

Ritesh R. Mehta
Chartered Accountant

204, AARNA COMPLEX, DARODKAR SQUARE,
C.A ROAD, NAGPUR - 440002.
Mobile Number: 9822472744,
Email Id: riteshrmehta@yahoo.com

Annexure F
FORM 5

(See Regulation 4)

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S
CERTIFICATE**

Date:- 29/09/2025

To.

The MODERN ARCH DEVELOPERS,

SUBJECT:- Report on. Statement of Accounts on project fund deposit, utilization and withdrawal by MODERN ARCH DEVELOPERS for the period from 1st April 2024 to 31st March 2025 with respect to MahaRERA Registration Number P50500078367

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 MODERN ARCH DEVELOPERS for the period ended and hereby certify that:

A. Deposits:

		For this Fiscal year 2024 to 2025	Total for this project till 31/03/2025
1.	Total amount collected from allottees	675,100.00	675,100.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	472,570.00	472,570.00

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4.	Total amount deposited in the Designated Bank Account	487,272.00	487,272.00
5.	% of Amount deposited in Designated Bank Account $[(4)1(1) \times 100]$	72%	72%
6.	Shortfall/Excess deposit (3-4)	14,702	14,702

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

Sr. No.		For the Fiscal Year 2024-25	Total for this project till 31/03/2025
1	Opening Balance of Designated Bank Account	0.00	0.00
2	Total Deposits	487,272.00	487,272.00
3	Total Amount withdrawn	471,700.00	471,700.00
4	Closing Balance	15,572.00	15,572.00

As specified in the Act, **All** the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

Yes, the amounts withdrawn are within the withdrawal limit as per Form 1, Form 2 and Form 3.

If No, Please provide the below details:-

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Sr. No,	Date of Withdrawal	Amount of Excess Withdrawals
1	NA	NA

C. Utilization

Me certify that, the (Name of Promoter) 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:-

Sr. No,	Date of Withdrawal	Amount of Excess Withdrawals
1	NA	NA

D. Any Qualifications / Observations of CA

1	
2	
3	

MODERN ARCH DEVELOPERS

Agreed and Accepted by:

Signature of Promoter Name: - MODERN ARCH DEVELOPERS

MILIND GORE

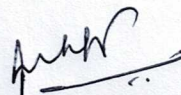
PARTNER

UDIN:- 25118616BMIBHU8370

Date: 29/09/2025

Place: NAGPUR.




RITESH R. MEHTA

(CHARTERED ACCOUNTANTS)

MEM. NO.: 118616

204, AARNA BUILDING, DARODKAR SQUARE, CENTRAL AVENUE, NAGPUR - 2

RITESH R. MEHTA
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