VRP & ASSOCIATES
Chartered Accountants

H.O.: Krishna Villa, Block No. A-29, Opp. Shanti Sagar Apartment, Ulhasnagar - 421 001. Tel.: (0251) 2565992, 2705
Branch : Shop No. 4 Building No. 14 A, Ashok Nagar, Bhiwandi - 421 302 Tel.: (02522) 246150
E-mail : vrpcas@gmail.com

Annexure F

FORM 5

(See Regulation 4)

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

ANNUAL REPORT OF STATEMENT OF ACCOUNTS.

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 30-09-2026

To,
The **SAB VENTURES,**
Kalyan, Thane, MAHARASHTRA, 421306,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by **SAB VENTURES** for the period from **01/04/2025** to **31/03/2026** with respect to MahaRERA Registration Number **P51700056270.**

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 explanations 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 **SAB VENTURES** for the period ended **31/03/2026** and hereby certify that:



A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	261024923.00	366744367.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	182717446.10	256721056.90
4.	Total amount deposited in the Designated Bank Account	181710655.00	255467597.00
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	69.61	69.66
6.	Shortfall/Excess deposit (3-4)	1006791.10	1253459.90

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, been deposited in the Designated RERA Bank Account? : **Yes**

B. Withdrawals:

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	997954.00	0.00
2.	Total Deposits	181710655.00	255467597.00
3.	Total amount withdrawn	182708609.00	255467597.00
4.	Closing Balance	0.00	0.00

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**

C. Utilization:

We certify that **SAB VENTURES** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. : **Yes**



D. Any Qualifications / Observations of CA

1.	For the purpose of determining Utilization as per Table C, Project cost includes inter alia, Land cost (development rights), contractual advances paid to contractors/vendors towards mobilization of resources, cost incurred on acquisition of property, plant and equipment, stamp duty & registration charges paid by the Company on sale of units and pro-rate provision of cost towards purchase of floor space index(FSI)/development rights which has been identified by the
2.	management and relied upon by us. Further, we have compared the project cost incurred with seventy percent of the collections received from customers for the project till March 31, 2025.Where the project cost exceeds the seventy percent of the collections received from the customers for the project till March 31, 2026, it is accepted that the Company has utilized the money collected from customers only for that project.

VRP & ASSOCIATES * CHARTERED ACCOUNTANTS * FRN 120001W

Yours faithfully,

Signature of Chartered Accountant

UDIN: 26105000OFQOMF5790

Membership Number: 105000

Name: pradeep bijlani

Agreed and Accepted by

For SAB VENTURES

Partners

Signature of Promoter

Name: **SAB VENTURES**

Date: 30-09-2026