

To,
M/s. Sai Ganesh Enterprises
A/9 Balkrishna Apartment,
Ghanshyam Gupte Road,
Dombivli West – 421202.

Independent Auditors' certificate on Annual Report on Statement of Accounts on project fund collection, utilization and withdrawal for M/S Sai Ganesh Enterprises ('the promoter') in Form 5 ('Annexure I') for the period from 20th June, 2024 to 31st March, 2024 ('the financial year') with respect to the Project Sai Mauli ('the project') having Maha RERA registration number P51700076648.

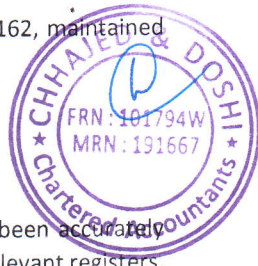
1. This certificate is issued in accordance with the terms of our engagement.
2. The management of the company has prepared the accompanying statement of accounts (Annexure I) on Project **Sai Mauli Phase - II** (MahaRERA Registration Number **P51700076648**) ('the project') which comprises the details of fund collection, withdrawal and utilization by the Company for the period 20th June, 2024 to 31st March, 2025 ('the statement'), pursuant to the compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ('the Act') read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Agents, Rates of our certificate to Maharashtra Real Estate Regulatory Authority (MahaRERA authorities). We have attached and signed the Statement to the certificate for identification purposes only.

Managements Responsibility for the Statement

3. The extraction, compilation & preparation of details given in paragraph 3 of Annexure I is the responsibility of the Management of the Company, including the preparation and maintenance of all accounting and other relevant supporting registers, records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The management is also responsible for ensuring that the Firm complies with all the regulatory requirements of the Act (along-with the relevant Rules and regulations prescribed by Maharashtra Real Estate Regulatory authority in this regards) and provides all relevant information to Maharashtra Real Estate Regulatory Authority.
5. This responsibility includes ensuring that the relevant records provided to us for our examination are correct and complete.

Auditor's Responsibility

6. Pursuant to the requirements of MahaRERA Rules, read together with the clarification on Chartered Accountant certificates circular no. 7/2017 dated July 4, 2017 and the prescribed Form 5 dated 22nd December, 2021 issued by the MahaRERA authorities, it is our responsibility to provide a reasonable assurance in the form of an opinion as to whether the statement of the project giving the details of fund collection, withdrawal and utilization for the financial year and form commencement of the project till March 31, 2025, is in accordance with the requirement of the MahaRERA Rules.
7. The following documents have been sought by us and have been furnished by the management of the Firm:
 - a) Copy of audited financial statement for the year ended 31st March 2025;
 - b) Form 3 stating the details of Estimated Costs for the completion of the project signed and accepted by the authorized person of the Company as registered in RERA;
 - c) Copy of the Bank Statement of Dombivli Nagari Sahakari Bank having account No. 015011201944162, maintained for RERA ('the Designated Account');
 - d) Copies of Form 1, Form 2 and Form 3 issued during the financial year 2024-2025;
 - e) Books of account and other relevant records.
8. We have performed the following procedures: -
 - a) Verified that the amount of collections, in respect of the Project, contained in Annexure I, have been accurately extracted from the bank statement of the Collection Account, audited books of account and other relevant registers, records and documents of the Company for the year ended 31st March, 2025;



- b) Verified that the total deposits and withdrawals for the Project, as specified in the attached Annexure I, for the financial year 2024-2025 have been accurately extracted from the bank statement of the Designated Account and compare with the audited books of accounts and other relevant registers, records and documents of the Company and have been verified on a test check basis;
- c) Verified that the amounts withdrawn during the year from RERA bank account were within the withdrawal limit which were as certified under the relevant Form 1, Form 2 and Form 3 issued during the financial year 2024-2025.
- d) For forming opinion on the utilization of the amounts withdrawn from designated bank accounts we have verified withdrawals from designated bank account on a test check basis from audited books of accounts, form 3 issued by the project-chartered accountant during the year, total cost of construction incurred and other relevant registers, records and documents of the Company.
9. The audited financial statements referred to in paragraph 7 above, have been audited by us, on which we issued an unmodified audit opinion vide our report dated 30th October 2025. Our audits of these financial statements were conducted in accordance with the Standards on Auditing and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.
10. We conducted our examination of the Statement on test check basis in accordance with the Guidance Note on Reports or Certificates for Special Purposes, issued by the Institute of Chartered Accountants of India. The Guidance Note Requires that we comply with the ethical requirement of the code of Ethics issued by the Institute of Chartered Accountants of India.
11. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Service Engagements.

Opinion

12. Based on our examination and work performed as set out in paragraph 8 above, information, explanations and representations provided to us by the Firm's management, we are of opinion that the firm has complied with the requirements of form 5 which are as specified in paragraph 3 of the statement (Annexure I). Refer Part D of the attached Form 5 for observations, if any.

Restriction on Use

13. This certificate is addressed to and provided to the management of the firm solely for the purpose of enabling them to comply with the requirements of MahaRERA Rules, which inter alia required it to submit the statement to the MahaRERA Authorities. Our certificate should not be used for any other purpose or any other person. Our Obligations in respect of this certificate are entirely separate from, and our responsibility and liability are in no way changed by, any other role we may have (or may have had) as auditors of the Company or otherwise. Nothing in this Certificate, or anything said or done in the course of or in connection with the services that are the subject of this certificate, will extend any duty of care we may have in our capacity as auditors of the company. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For CHHAJED & DOSHI
Chartered Accountants
(Firm Regi. No. 101794W)

CA Harshal Sanjay Jain
Partner

Membership No. 191667

UDIN: 25191667BM1HND3934

Place: Dombivli

Date: 30th October 2025



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: 30/10/2025

To,
The **Sai Ganesh Enterprises**,
Kalyan, Thane, MAHARASHTRA, 421201,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by **Sai Ganesh Enterprises** for the period from **20/06/2024** to **31/03/2025** with respect to MahaRERA Registration Number **P51700076648**.

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 **Sai Ganesh Enterprises** for the period ended **31/03/2025** and hereby certify that:



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 dombivli@cndindia.com

 www.cndindia.com

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A. Deposits:

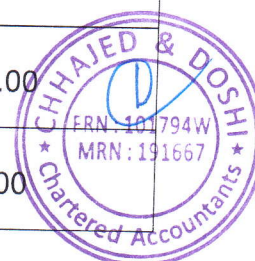
		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	90638004.00	90638004.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	63446602.80	63446602.80
4.	Total amount deposited in the Designated Bank Account	88123278.00	88123278.00
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	97.23	97.23
6.	Shortfall/Excess deposit (3-4)	-24676675.20	-24676675.20

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	0.00	0.00
2.	Total Deposits	88133778.00	881337781.00
3.	Total amount withdrawn	82751439.00	82751439.00
4.	Closing Balance	5382339.00	5382339.00



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**

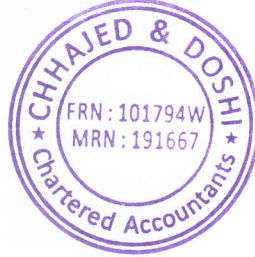
C. Utilization:

We certify that **Sai Ganesh Enterprises** 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.	Refer Notes to the RERA Annual Report.
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Yours faithfully,

Signature of Chartered Accountant

UDIN:

Membership Number: 191667

Name: CHHAJED & DOSHI

UDIN: 25191667BMIH NO3934

Agreed and Accepted by

[Signature]

Signature of Promoter

Name: Sai Ganesh Enterprises

Date: 30/10/2025

**For CHHAJED & DOSHI
Chartered Accountants
[Firm Registration No. 101794W]**

[Signature]
**CA Harshal Jain
Partner
[M. No. 191667]**

NOTES TO RERA ANNUAL REPORT STATEMENT OF ACCOUNTS FOR F.Y.2024-25

- 1 Total amount collected from allottees for the fiscal year means total amount received towards sale of flats/shops less TDS Deducted by the customer and deposited with the income tax department on behalf of the promoter (Rs. 0-) during the FY 2024-25.
- 2 Total amount collected from allottees for this project means amount collected till 31/03/2025 towards sale of flats/shops less TDS Deducted by the customer and deposited with the income tax department on behalf of the promoter (Rs. 0/-).
- 3 Total Deposits for the fiscal year means customer receipts deposited into the RERA Designated account (70% Account) plus Loan Receipts / Capital Receipts deposited into RERA Designated Account (70% Account) plus Pass through income & Taxes deposited into RERA Designated Account (70% Account) during the year FY 2024-25.
- 4 Total Deposits for the the project till date means customer receipts deposited into the RERA Designated account (70% Account) plus Loan Receipts / Capital Receipts deposited into RERA Designated Account (70% Account) plus Pass through income & Taxes deposited into RERA Designated Account (70% Account) till 31/03/2025.
- 5 Total Amount withdrawn for the fiscal year is calculated as under:
 - Total amount withdrawn from the RERA Designated (70% Account) account during the FY 2024-25, including withdrawals made for payment of Stamp Duty, GST, and loan repayment / capital repayment, if any received in the RERA Designated (70% Account).
- 6 Amount withdrawn for the project till date is calculated as under :
 - Total amount withdrawn from the RERA Designated (70% Account) account till 31/03/2025, including withdrawals made for payment of Stamp Duty, GST, and loan repayment / capital repayment, if any received in the RERA Designated (70% Account).
- 7 We are not able to recognize/match project cost applied for out of advances received from customers since there were loans borrowed and capital introduced during the phase of project.

