A.S SUTERWALA & CO
CHARTERED ACCOUNTANTS
Office No 6, 3rd Floor, Guru Sadan Building, 76/78 Issaji Street, Musjid Bunder West Mumbai - 400003.
Mob : 7506205204. Email : assc1412@gmail.com

FORM 5
[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
SEHER REALTY
Survey No. 69/3, Near TMC Hospital,
Mittal Road. Sonkhar Village,
Mumbra, Thane - 400612.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **"M/s. SEHER REALTY"** for the period from 01/04/2024 to 31/03/2025 with respect to MahaRERA Regn. Number **P51700076683.**

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 have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.

3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of M/s. SEHER REALTY 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	1,83,97,051	1,83,97,051
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	1,28,77,936	1,28,77,936
4.	Total amount deposited in the Designated Bank Account	1,44,39,851	1,44,39,851
5.	% of Amount deposited in Designated Bank Account	78%	78%
6.	Excess / (Shortfall) deposit (4-3)	15,61,915	15,61,915

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

A. S. Suterwala & Co. MEM. No. 111090 Chartered Accountants

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

If No. Please mention the amount not deposited.

S.No	Date	Amount not deposit

B. Withdrawals :

		For this Fiscal Year	Total for this project till date
1.	Opening Balance of Designated Bank Account	-	-
2.	Total Deposits	1,44,39,851	1,44,39,851
3.	Total amount withdrawn	48,82,914	48,82,914
4.	Closing Balance	95,56,937	95,56,937

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

If No. Please provide the below details.

S.No	Date of Withdrawal	Amount of Excess Withdrawal

C. Utilisation :

I certify that, the SEHER REALTY 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

D. Any Qualifications / Observations of CA :

1	It has been found that, after receiving more than 10% of Agreement value from Buyers, registration has not been done for such flats. As per the explanation provided by the Promoter, some of the buyers are not willing to register or they are placed out of state or country for their livelihood, hence they are not available here, therefore some flats are not registered even after receiving more than 10% of Agreement Value.
2	On assessment of the promoter's books of accounts, it has come to light that the promoter maintains a 100% RERA Collection account in Indian Bank. The Total funds collected from allottees have been deposited in above 100% Rera collection account. Further, such amount collected has not been transferred to 70% RERA Designated Bank account.
3	Due to the absence of 70% RERA Designated bank account to be maintained by the promoter, all the transaction including the Development Cost, Cost of Construction, withdrawn by promoter etc. have been carried out from the above 100% Rera Collection account.

Agreed and Accepted by
M/s. SEHER REALTY

Amjad Amirulla Khan
Digitally signed by Amjad Amirulla Khan
Date: 2025.09.29 13:22:01 +05'30'

AMJAD AMIRULLAH KHAN
Partner
Place : Thane
Date : 29.09.2025

Yours Faithfully
M/s A.S SUTERWALA & CO

ALIRAZA SAFAKAT SUTERWALA
Digitally signed by ALIRAZA SAFAKAT SUTERWALA
Date: 2025.09.29 13:22:56 +05'30'

A. S. Suterwala & Co. * Chartered Accountants * MEM. No. 111090

ALIRAZA SAFAKHAT SUTERWALA
Proprietor
Membership No.: 111090
FRN No.: 122005W
Place : Mumbai
Date : 29.09.2025
UDIN : 25111090BMHGLA8457