M/S H. S. SHAH & ASSOCIATES

Chartered Accountants

504, Rajhans Complex, Near Nirmal Hospital, Ring Road, Surat – 395002

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: 09-01-2026

To,
The **QUBA TRADELINKS LLP,**
Bhiwandi, Thane, MAHARASHTRA, 421302,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by **QUBA TRADELINKS LLP** for the period from **09/07/2024** to **31/03/2025** with respect to MahaRERA Registration Number **P51700076917.**

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 **QUBA TRADELINKS LLP** for the period ended **31/03/2025** and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	18801877.00	18801877.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	13161313.90	13161313.90
4.	Total amount deposited in the Designated Bank Account	18801877.00	33616422.00
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	100.00	178.79
6.	Shortfall/Excess deposit (3-4)	-5640563.10	-20455108.10

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:

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	0.00	0.00
2.	Total Deposits	33616422.00	33616422.00
3.	Total amount withdrawn	33419000.00	33419000.00
4.	Closing Balance	197422.00	197422.00

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were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 **QUBA TRADELINKS LLP** 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.	This report has been issued at the request M/s. Quba Tradelink LLP in terms of our appointment as 'Annual Auditor' for issuing this certificate and in accordance with the provisions of the RERA 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 for further submission to MahaRERA Authority or uploading on their website or submitting to concerned agencies or Banks as required under RERA act rules from time to time.
2.	Management responsibility: The compliance with related MahaRERA rules pertaining to project fund utilization and withdrawal is the responsibility of the management of the company including the preparation and maintenance of financial statements and all accounting and other relevant supporting records and documents. This responsibility include 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.
3.	Auditors responsibility: a)We have examined the books of accounts and other relevant records and documents maintained by the company on test check basis in the normal course of its business for the purpose of providing reasonable assurance on the particulars mentioned in this report. b)We have conducted our examination of the statement in accordance with guidance note on Audit Reports and certificates for special purpose issued by the Institutes of Chartered Accountants of India (ICAI) and the Standards on Auditing specified under section 143 (10) of the Companies Act 2013. This Guidance Note requires that we comply with the ethical requirement of the code of Ethics issued by the ICAI. c)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 Services Engagements.
4.	The Promoter have represented to us that they are maintaining the 'Designated Account' or 'Separate Account' as required u/s 4(2)(l)(D) of Real Estate Act, 2016 with ICICI Bank, Bhiwandi Branch under account no.777705239755 based on which we have prepared and reported the figures herein.
5.	For the purpose of clause 3, amounts till date represents amount as on the end of reporting period.
6.	There are various instances where the promoter have not deposited the collections in the designated bank account. We have independently verified the same and for the purpose 'Amount withdrawn till date' in table B hereinabove, we have taken 70% of all the receipts whether or not deposited the designated account. Our certificate stands qualified to that extent.
7.	Out of the total collections made by the Promoter, a sum of Rs./- is not deposited in the Designated RERA Bank Account. The Promoter has represented to us that the same is not deposited in the designated account due to inadvertent clerical errors. We have treated the said amount i.e. Rs./- as 'Amount withdrawn from the Designated Account' in Table B hereinabove to reduce the balance withdrawable limit. We have independently verified that the said amount is used for this project only.
8.	Details of sold units, unsold units and unit carpet area thereof is provided by the Promoter and the same has been relied by us under this certificate.
9.	The Promoter incurs cost towards construction and development of project and transfers the amount available in 'designated account' to their regular operative bank account based on the limit available in Form-3 certified by Chartered Accountant. All payments related to the project cost are then made from the regular operative bank account maintained by the Promoter. Hence, it is not possible for us to verify one to one correlation between the amounts withdrawn from the designated account and the end use of the same.However, we have verified on an aggregate basis that the total amount withdrawn from the designated bank account never exceeds the amount incurred towards project cost at any given point. Based on which we have reported that the withdrawals are utilized only for the project cost.

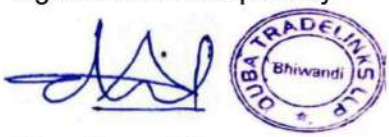
Yours faithfully,

HARSHIL RAMESHBHAI SHAH

Digitally signed by HARSHIL RAMESHBHAI SHAH
Date: 2026.01.09 16:21:07 +05'30'

Signature of Chartered Accountant
UDIN: 26170319ZJXHTP9772
Membership Number: 146122
Name: HARSHIL

Agreed and Accepted by



Signature of Promoter
Name: **QUBA TRADELINKS LLP**
Date: 09-01-2026