**SALGIA & CO.**
**CHARTERED ACCOUNTANTS**
301, New Kamal Kunj,
Daulat Nagar, Road No. 4,
Borivali (East), Mumbai - 400 066.
Phone: 9321010677 9321020677
E-mail: clients@salgia.in

**Annexure** F

**FORM 5**

*(See* **Regulation** 4)

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

To,
Shri Neelkanth Developers,
104, 1st Floor, Navkar Atlantis CHS,
Daulat Nagar Road No. 3,
Borivali East, Mumbai – 400 066.

**SUB: Report on Statement of Accounts on project fund deposit utilization and withdrawal by Shri Neelkanth Developers [Promoter] for the period from 1/04/2024 to 31/03/2025 with respect to MahaRERA Regn Number Mahavir Krupa CHSL Ltd (P51800052181)**

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

3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of Shri Neelkanth Developers 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 | 2,60,82,026 | 5,21,00,145 |
| 2 | % of amount to be deposited as per act | 70% | 70% |
| 3 | Amount to be deposited as per act (1*2) | 1,82,57,418 | 3,64,70,102 |
| 4 | Total amount deposited in the Designated Bank Account | 2,59,16,182 | 5,16,98,323 |
| 5 | % of Amount deposited in Designated Bank Account [(4)/(1)*100] | 99% | 99% |
| 6 | Shortfall/Excess deposit (3-4) | -76,58,764 | -1,52,28,221 |

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Amount collected/deposited at Sr. No. 1 & 2, does 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~~) **YES**

If No. Please mention the amount not deposited _____

**B.Withdrawals**

| | | For this Fiscal year | Total for this project till date |
|---|---|---|---|
| 1 | Opening Balance | 20,57,232 | 10,10,000 |
| 2 | Total Deposits | 2,59,16,182 | 5,16,98,323 |
| 3 | Total amount withdrawn | 2,38,87,816 | 4,86,20,846 |
| 4 | Bank Charges | 74 | 1,953 |
| 5 | Closing Balance | 4085523 | 4085523 |

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 issued during the reporting period'? (Yes/ ~~No~~) **YES**

If No. Please provide the below details: -

| S. # | Date of Withdrawal | Amount of Excess withdrawal |
|---|---|---|
| 1 | | |

**C. Utilization**

We certify that, the **Shri Neelkanth Developers** 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. # | Date | Amount not utilized for Project Cost |
|---|---|---|
| 1 | | |

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**D. Any Qualifications/ Observations of CA**

| | |
|---|---|
| 1. | Promoter maintains a common RERA accounts for all its projects. The amounts have been allocated amongst the projects and reported accordingly. |
| | |

Agreed and Accepted by:
VINESH KISHOR CHHABHAIYA
Digitally signed by VINESH KISHOR CHHABHAIYA
DN: c=IN, o=PERSONAL, title=3782, 2.5.4.20=2cbfd53cd782d1a0ca5fa5763720180e1208d485a8bfe1c45a022c4f30117dcc, postalCode=400066, st=Maharashtra, serialNumber=b2aebe24a3f18015c4709483492e48a7b38c04af9317c0b5eaab13b75f9ddef8, cn=VINESH KISHOR CHHABHAIYA
Date: 2025.11.06 11:32:06 +05'30'
Signature of Promoter
**Mumbai**
Dated : 06/11/2025

**For SALGIA & CO.,**
**CHARTERED ACCOUNTANTS**
ATUL RAJENDRA SALGIA
Digitally signed by ATUL RAJENDRA SALGIA
DN: c=IN, o=PERSONAL, title=2448, pseudonym=736a8f3be37f4db5bd76df0fc4679cda, 2.5.4.20=61f9bc37f1156c95bc5bbbe7142088d920f1455f113ee0e2d9cffd8a79238240, postalCode=400066, st=Maharashtra, serialNumber=5b7e928a289cb93261f9578e8503e9cd737237fcabd5c038d3d05a1e755b91a5, cn=ATUL RAJENDRA SALGIA
Date: 2025.11.06 11:33:12 +05'30'
**(A.R. SALGIA ) PROPRIETOR**
**M. NO. 40565**
**F.NO. 108991W**