

S M L AND CO LLP

CHARTERED ACCOUNTANTS

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Annexure F
FORM 5
(See Regulation 4)

ANNUAL REPORT OF STATEMENT OF ACCOUNTS.
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 30th September, 2025

To,
The **SAMARPEET PROPERTIES PVT LTD,**
Mumbai City, Mumbai City, MAHARASHTRA, 400071,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by **SAMARPEET PROPERTIES PVT LTD** for the period from **01/04/2024** to **31/03/2025** with respect to MahaRERA Registration Number **P51800052495**.

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 **SAMARPEET PROPERTIES PVT LTD** for the period ended **31/03/2025** and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	15,40,51,965	16,00,90,965
2.	% of Amount to be deposited as per act	70	70
3.	Amount to be deposited as per act (1 * 2)	10,78,36,375	11,20,63,675
4.	Total amount deposited in the Designated Bank Account	10,78,36,375	11,20,63,675
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	70.00	70.00
6.	Shortfall/Excess deposit (3-4)	0.00	0.00

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	1300.00	0.00
2.	Total Deposits	10,78,36,375	11,20,63,675
3.	Total amount withdrawn	10,54,25,000	10,96,51,000
4.	Closing Balance	24,12,675	24,12,675

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting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 **SAMARPEET PROPERTIES PVT LTD** 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.	Amount of Rs. 29,70,000/- received from Flat no. 701 was Bounced which is not considered in Form 3 in Q-3 Quarter 2024-25 and hence Comparison of Form-3 and form-5 as on March-2025 will have Difference of Rs-29,70,000/- it will show excess received in Form3.
2.	TDS is not included in Amount received from allottees
3.	The total amount collected from allottees amounting to 15,40,51,965 has been correctly reported in Form 5.
4.	We report that the balance in the Designated Bank Account as on 31 March 2025 is 24,12,675.50, which has been correctly reported in Form 5. However, the said balance does not match with the balance reflected in Form 3 issued as on the same date, owing to a formula error in the preparation of Form 3.



Yours faithfully,
Sanjiv Batukbhai Mehta
Digitally signed
by Sanjiv
Batukbhai Mehta
Date: 2025.09.30
18:14:40 +05'30'

Signature of Chartered Accountant

UDIN: 25034950BMIBYP7446

Membership Number: 034950

Name: Sanjiv Batukbhai Mehta

Agreed and Accepted by

Dinesh

Thapar

Signature of Promoter

Name: **SAMARPEET PROPERTIES PVT LTD**

Date: 30th September, 2025

Digitally signed by Dinesh
Thapar
Date: 2025.09.30 18:36:05
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