Singhvi & Sancheti
Chartered Accountants

19/2, Odhavji Bhuvan, 427, J.S.S Road
Chira Bazar, Mumbai - 400 002 INDIA.
Phone: 22003175/22003176

FORM 5 [see Regulation 4]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 27-03-2025

To,

M/s Om Sai SSS Developers Thane
1/9, Saitirth Tower,
Siddharth Nagar,
Thane-400603

PAN: AAHFO1109R

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/S OM SAI SSS DEVELOPERS THANE for the period from **01-04-2023 to 31-03-2024** with respect to MahaRERA Regn. Number **P51800052499 (Sai Kutir Residency)**

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 firm, during the course of our audit, which in 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 M/S OM SAI SSS DEVELOPERS THANE for the year ended **31st March 2024** and hereby certify that:

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A) Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Total amount collected from allottees (Note I)	8,73,34,854	8,73,34,854
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	6,11,34,398	6,11,34,398
4	Total amount deposited in the designated Bank Account	6,11,34,398	6,11,34,398
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70%	70%
6	Shortfall/(Excess) Deposit (3-4)	0.00	0.00

NOTE I :

a) RERA Registration Certificate was received on 09th September 2023.

b) Operation in designated RERA Collection Account was started from 14-09-2023.

c) As per the information and explanation provided to us ,Total amount collected from Allotees is Rs 15,22,58,014/-, Out of which amount collected in Designated Bank Account – 114204180000504 with SVC Co Op Bank – Rs. 8,73,34,854/-, Rs 10,20,072/- is collected on account of TDS as per Section 194IA of the Income Tax Act 1961 and amount collected before obtaining RERA Registration number – Rs 6,39,03,088/- on expression of Interest.

d) As per the Information and Explanation given to us by the management, post obtaining RERA Certificate and opening of Collection Account, all Collections are done in designated collection account.

e) Alottees includes the person who have expressed their EOI.

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?

Ans: Yes

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B) Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	0	0
2	Total Deposits	6,11,34,398	6,11,34,398
3	Total amount withdrawn (Refer Note below)	6,10,64,075	6,10,64,075
4	Closing Balance	70,323	70,323

Note :

a) Amount Collected is credited to Account Number -114204180000504 of SVC Co Operative Bank.

b) Total Amount collected 8,73,34,854/- out of which 70% of amount , Rs 6,11,34,398/- is auto transferred to Escrow Account Number - 114204180000502 of the aforementioned Bank subject to Form III with Bank.

c) The remaining 30% of amount Rs 26,200,456/- is auto transferred to General Account Number 114204180000503 of the aforementioned Bank.

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?

Ans: Yes.

C) Utilisation:

We certify that, **M/s Om Sai SSS Developers Thane** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

SINGHVI & SANCHETI * MUMBAI. * CHARTERED ACCOUNTANTS

D) Any Qualification /Observation:

No additional Qualification/observations

Yours Faithfully,

For SINGHVI AND SANCHETI

Chartered Accountants

Firm Reg. No. 110286W



Name: CA H M SANCHETI

Partner

Membership No.: 043331

Place: Mumbai

UDIN: 25043331BMLDKI4992

Date : 27-03-2025

Received & Accepted

For Om Sai SSS Developers Thane

MANOHAR CHHUGHOMAL KATARIA Digitally signed by MANOHAR CHHUGHOMAL KATARIA
Date: 2025.03.28 12:35:28 +05'30'

Manohar Kataria
Partner