H. P. Jadeja & Associates

Chartered Accountants

Add.: B-31, 3rd Floor, Mini Nagar CHS Ltd., S. N. Dubey Road,
Rawalpada, Dahisar (East), Mumbai - 400068.

Email: cahemantjadeja@gmail.com Mobile: +91 90826 64362.

CA INDIA

Annexure F

FORM 5

(See Regulation 4)

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 15TH September, 2025

To,

M/s Maharashtra Police Coop Housing Federation Ltd.
Bldg. 6, NRU-3 CTS No. 3525 (pt) Survey No. 263 (pt)
Dadasaheb Gaikwad Nagar, Opp. Kala Vidyalaya, Gate No. 8
Malwani, Malad West, Mumbai 400 095.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s Maharashtra Police Coop Housing Federation Ltd.** for the period from **01/04/2024 to 31/03/2025** with respect to MahaRERA Regn Number **P51800052922**, named **"Galaxy Heights, Tower-III, Wing L to P"**

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 explanations from the Promoter, 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 Maharashtra Police Coop Housing Federation Ltd Project "Galaxy Heights, Tower-III, Wing L to P"** for the period ended on **31st March, 2025** and hereby certify that:

A. Deposits:

*		For this Fiscal year	Total for this project till date
1.	The total amount collected from allottees	57,40,51,974	77,27,71,277
2.	% of the amount to be deposited as per the act	70%	70%
3.	Amount to be deposited as per act (1*2)	40,18,36,382	54,09,39,894
4.	Total amount deposited in the Designated Bank Account	41,54,47,132	55,06,49,447
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	72%	71%
6.	Shortfall/Excess deposit (3-4)	-1,36,10,750	-97,09,553

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**

If No. Please mention the amount not deposited

Maharashtra Police Co-op. Housing Federation (Ltd) Regd. No. MSH (HO) / BOL / 03 / 98 Dated 16-3-1998 MPCHF Mumbai

H. P. JADEJA & ASSOCIATES MEMBERSHIP NO. 152214 CHARTERED ACCOUNTANTS

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Rs. 50,55,701/- collection not deposited, Rs. 1,22,500/- 70% uncleared Balance, Last Year Reco Clear in this Year – 24,39,720/-, Last Year Clear Receipt received in This Year – 315000/-, Last Year Deposit Bounce – 24,93,321/-, Tds Received but not Related to designated account – 1,82,847/- Wrong Trf received in 100% - 5,52,168/- Booking Cancelled but taken in Form 3 – Rs. 19,21,408/- Suspense Account not Clear at the time of Form 3 – 5,35,952/- (all Amount are 70% of Actual Amount)

B. Withdrawals:

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	1,37,28,577	Nil
2.	Total Deposits	41,54,47,132	55,06,49,447
3.	Total amount withdrawn	42,27,43,658	54,42,17,396
4.	Closing Balance	1,37,28,577	1,37,28,577

As specified in the Act, all the amounts withdrawn during the year from the 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 Withdrawals
1	Not Applicable	

C. Utilisation:

We certify that the **M/s. Maharashtra Police Coop Housing Federation Ltd.** has utilised the amounts withdrawn from the designated bank account towards project cost only, as specified in the act. **Yes**

If No, please provide the below details:

S. No.	Date	Amount not utilised for Project Cost
1	Not Applicable	

D. Any Qualifications / Observations of CA

1.	Table D of Form 3 (Q4-2024-25) shows Sales Receipts to be deposited as 100% in the Designated Bank account, whereas actually it should be 70% since the Balance Cost to be incurred is less than the total receivables.
2.	The difference in total deposited amount with respect to the amount to be deposited needs to be reconciled with all the auto transferred amounts by the IDBI Bank and further to confirm the deposit of Membership Fees of the Federation.

Maharashtra Police Co-operative Housing Federation (Ltd) Reg. No. BSH (HO) / BOL / 03 / 98 Dated 16-3-1998 MPCHF Mumbai

H. P. JADEJA & ASSOCIATES MEM. NO. 152374 CHARTERED ACCOUNTANTS

H. P. Jadeja & Associates

Chartered Accountants

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3.	The Developer, being a registered Cooperative Housing Federation (Society), had collected a certain amount as a Membership Deposit/Unsecured Loan, which was deposited into a Bank account other than the designated bank account. These membership deposits have been converted into sales receipts by allotting flats/Shops to such members.
4.	Excess deposit amount in designated account Rs. 50,55,701/- collection not deposited, Rs. 1,22,500/- 70% uncleared Balance, Last Year Reco Clear in this Year – 24,39,720/-, Last Year Clear Receipt received in This Year – 315000/-, Last Year Deposit Bounce – 24,93,321/-, Tds Received but not Related to designated account – 1,82,847/- Wrong Trf received in 100% - 5,52,168/- Booking Cancelled but taken in Form 3 – Rs. 19,21,408/- Suspense Account not Clear at the time of Form 3 – 5,35,952/- (all Amount are 70% of Actual Amount).
5.	Total Withdrawal of Rs. 42,27,43,658/- for the current year and actual withdrawal for the Project is Rs. 62,04,75,220/-

Yours faithfully,
For H. P. Jadeja Associates
Chartered Accountant
Firm Registration No. 135374W

Jadeja H. P.

H. P. JADEJA & ASSOCIATES * CHARTERED ACCOUNTANTS * MEM. NO. 152374

Name: Mr. Hemantsinh Jadeja
Membership Number: 152374
UDIN: 25152374BMISNV7239

Agreed and Accepted by:
For MS MAHARASHTRA POLICE CO OPERATIVE HOUSING FEDERATION LTD

Director

Signature of Promoter
Name: SANDEEP HARDIKAR
Date: 15th September, 2025

Maharashtra Police Co-op. Housing Federation (Ltd) Reg. No. BSH (OH) / BOL / 03 / 98 Dated 16-3-1998 MPCHF Mumbai