V. K KANHERE & CO.
CHARTERED ACCOUNTANTS

4, Dwarka, Shastri Hall,
J. Dadaji Road, Mumbai – 400 007
Phone: 2389 27 38 / 2389 36 53
Fax: 91-22-2389 59 85

Dr. VISHNU KANHERE B COM. (HONS.), F.C.A., A.I.C.W.A.,
Ph. D (Management Studies),
C.I.S.A. (USA), C.I.S.M. (USA), C.F.E.,(USA),
ISO 9001 : 2000 QMS Prov. Auditor, IRCA (U.K.)

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

Date: 27/10/2025

To,
NSB Properties (Proprietor Gautam E Thakur)
B 7/8 Bageshree,
Shankar Ghanekar Marg,
Prabhadevi Mumbai-400025
PAN: AAAPT3963D

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Gautam E.Thakur for the period from **01/04/2024 to 31/03/2025** with respect to MahaRERA Regn. Number **P51800052927**

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 NSB Properties (Proprietor Gautam E Thakur) for the year ended 31/03/2025 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal Year 2024-2025 (Refer Note. 1)	Total for this project till 31.03.2025
1	Total amount collected from allottees	8,65,67,517/-	9,65,67,517/-
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	6,05,97,262/-	6,75,97,262/-
4	Total amount deposited in the designated Bank Account	6,09,21,155/-	6,79,21,155/-

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5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70%	70%
6	Shortfall/**(Excess) Deposit** (3-4)	(3,23,893/-)	(323893/-)

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**

B. Withdrawals:

Sr. No.	Particulars	For this Fiscal Year 2024-2025	Total for this project till 31.03.2025
1	Opening Balance of Designated Bank Account	70,10,000/- (Note No.2)	70,10,000/-
2	Total Deposits	6,09,21,155/-	6,09,21,155/-
3	Total amount withdrawn	3,65,33,961/- (Note No. 3)	3,65,33,961/-
4	Closing Balance	3,13,97,194/-	3,13,97,194/-

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. (Withdrawal made during the year of Rs. 3,65,33,961 is under the withdrawal limit is certified under Form No. 1, 2, 3 issued on 17.04.2025, 24.04.2025, 30.04.2025 during the reporting period.

C. Utilisation:

We certify that, Gautam E. Thakur has withdrawn Rs 3,65,33,961/- amount from the designated bank account up till 31.03.2025

D. **Any Qualification /Observation:**

Note No. 1: In part A Deposits:

It is observed that the cheques totalling of Rs. 1 Cr were received on 28/03/2024 at the time of registration and deposited in bank on 03/04/2024, cleared on 04/04/2024 and 06/04/2024 and Rs. 70 Lakh there from transferred by bank to designated bank a/c on 18/04/2024. These being reflected in the certificate for the FY 2023-24 on the basis of receipt of cheque are excluded from the figures for FY 2024-25 in this certificate.

Note No. 2: Opening balance includes Rs. 10,000/- being amount deposited out of own funds by proprietor for opening the bank accounts in FY 2023-24.

KANHERE & CO. CHARTERED ACCOUNTANTS

Note No. 3: In Part B Withdrawals:

The total amount withdrawals includes Rs. 10,000 being withdrawal of own funds by proprietor being the amount deposited for opening the bank account.

Yours Faithfully,

For V.K. Kanhere & Co
Chartered Accountants
Firm Reg. No. 104717W

Vishnu Kanhere
(Proprietor)
Membership No.:33647
Place: Mumbai
UDIN: 25033647BMONHN4536

Agreed and Accepted by:
For NSB Properties

Signature of Promotor
Name: Gautam E.Thakur
Date: 27/10/2025

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INDEPENDENT PRACTIONERS REPORT ON FORM 5 ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANTS CERTIFICATE

To,
Gautam Ekanath Thakur
B–8 Bageshree Co Op Hsg Soc,
Shankar Gahankar Marg,
Prabhadevi, Mumbai – 400019

This Report is issued in accordance with the terms of and our acceptance of engagement dated 25/10/2025 appointment letter dated 25/10/2025 issued by Gautam Ekanath Thakur to issue Practitioners Report on Form 5 filed "with RERA by Gautam Ekanath Thakur Prop. NSB Properties" MahaRERA Reg. No. P51800052927

The accompanying Form 5 Annual Report on Statement of Accounts has been prepared by Gautam Ekanath Thakur Prop. NSB Properties on the basis of Form No.2, 2A & 3 and bank statements and other records/related documents.

Management Responsibility

Preparation and filing of the Form 5 Annual Report on Statement of Accounts Chartered Accountants Certificate with MAHARERA is the responsibility of Gautam Ekanath Thakur Prop. NSB Properties including the preparation and maintenance of all accounting and other relevant supporting records and documents for the same.

1. Gautam Ekanath Thakur is also responsible for complying with provisions of MAHA RERA in relation to the project MahaRERA Reg No. P51800052927 from year to year till date of completion.

Practitioner's Responsibility

Our responsibility is to provide a reasonable assurance whether the accompanying form 5 of Gautam Ekanath Thakur NSB Properties for the Financial Year ended 31st March, 2025 duly audited vide unmodified Tax Audit Report dated 18.10.2025 issued by M/s. V K Kanhere & Co is prepared on the basis of the said documents and records and certify the same.

2. We conducted our examination regarding the said form 5 Annual Report on Statement of Accounts filing of Gautam Ekanath Thakur (Prop. NSB Properties) in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

3. 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.

Opinion

4. Based on our examination as above, we have examined the prescribed registers, books and documents and the relevant records and accompanying Form No. 5 Annual Report on Statement of Accounts read with the observations therein and have certified the same.

Restriction of Use:

5. This Report is addressed and provided to Gautam Ekanath Thakur solely for the purpose to enable them to comply with requirement of and to be submitted to the Maharashtra Real Estate Regulatory Authority and should not be used by them or any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come without our prior consent in writing.

For V. K. Kanhere & Co.
Chartered Accountants,
Firm Registration No. 104717W

V K Kanhere
Proprietor
Membership No. 033647
UDIN: 25033647BMONHN4536
Date: 27/10/2025
Place: Mumbai
Attached: Form 5 for period 01/04/2024 to 31/03/2025 of Registration No. P51800052927