GEETA & COMPANY
Chartered Accountants

C-579 Gali No. 10 Majlis Park
Adarsh Nagar New Delhi
Delhi - 110033, India
cageetacompany@gmail.com

FORM 5

[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 19.11.2025

To,

Surbhi Construction

Office No. 1, J/102, Nisarag Heaven CHS Ltd,

Mahavir Nagar, Kandivali West, Mumbai 400067

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Surbhi Construction for the period from **01st April, 24 to 31st March, 25** with respect to MahaRERA Registration Number P51800053088

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 Surbhi Construction for the year ended 31st March, 25 and hereby certify that:

A) Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Total amount collected from allottees	6,81,23,550	11,41,15,032
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	4,76,86,485	7,98,80,522
4	Total amount deposited in the Designated Bank Account	4,76,86,485	7,98,80,522
5	% of Amount deposited in Designated Bank Account [(4)/ (1) *100]	70%	70%
6	Shortfall/(Excess) Deposit (3-4)	-	-

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, deposited in the Designated RERA Bank Account?

Ans: *Yes, required proportion of money collected from allottees of the project has been deposited in Designated RERA Bank account and some part of money in Current Account also till that time the RERA account was not opened.*



B) Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	4,76,86,485	7,98,80,522
3	Total amount withdrawn	4,76,57,595	7,98,51,632
4	Closing Balance	28,890	28,890

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.

If No, Please provide the below details: -

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawals
	Nil	

C) Utilisation:

We certify that Surbhi Construction 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: -

Sr. No.	Date	Amount not utilised for Project Cost
	Nil	



D) Any Qualification /Observation:

1	
2	

Yours Faithfully,
For Geeta & Company
Chartered Accountants
FRN No. 030750N

Geeta

CA GEETA NARANG * CHARTERED ACCOUNTANTS * FRN.030750N MRN.536343

Name: Geeta Narang
Proprietor
Membership No.: 536343

Place: Delhi
UDIN: 25536343BMHN5X1523

Agreed and Accepted by:

For Surbhi Construction

SURBHI CONSTRUCTION * MUMBAI *

Proprietor

Name: Mitesh B Shah

Date: 19.11.2025