FORM 5

[See Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

SAPTRISHI URBAN SPACE PRIVATE LIMITED,
801-802, 8th Floor,
Crystal Tower,
48 Maruti Lane,
Fort, Mumbai - 400001

Subject: Report on Statement of Accounts on project fund deposit, Utilization and withdrawal by SAPTRISHI URBAN SPACE PRIVATE LIMITED "MELUHA Project" for the period from April 01, 2023 to March 31, 2024 with respect to MahaRERA Registration Number P51800053441 (commencing from 01/11/2023).

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 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 (Promoter) for the period ended March 31, 2024 and hereby certify that:

A. Deposits: (Amount in Rs.)

Sr. No.	Particulars	For the Fiscal Year	Total for this project till date
1.	Total amount collected from allottees*	1,25,00,000	4,04,03,808
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	87,50,000	2,82,82,666
4.	Total amount deposited in the designated bank account	-	-
5.	% of Amount to be deposited in Designated Bank Account [(4/1)*100]	0%	0%
6.	Shortfall /(Excess) Deposit (3-4)	87,50,0000	2,82,82,666

*Amount collected/deposited at Sr. No. 1, is exclusive of pass-through charges and indirect taxes.

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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?: Rs. 4,04,03,808- has been received in undesignated RERA Bank Account and the same has not been deposited to the designated RERA Bank.

Details of Receipt not deposited in Designated RERA Bank Account

Sr. No.	Flat No.	Date of Receipt	Amount Received
1	1704	16-10-21	50,000
2	1603	12-04-22	1,90,476
3	1703	12-04-22	1,90,476
4	1903	16-04-22	1,90,476
5	1704	08-06-22	1,40,000
6	1503	09-06-22	1,90,476
7	2003	09-06-22	1,90,476
8	2203	09-06-22	1,90,476
9	2103	23-06-22	1,90,000
10	2104	28-12-22	1,90,476
11	3004	27-03-23	1,90,476
12	2606	01-02-23	85,00,000
13	2606	09-02-23	50,00,000
14	2606	16-02-23	50,00,000
15	2606	21-02-23	50,00,000
16	2606	28-03-23	25,00,000
17	2606	12-04-23	25,00,000
18	1104	23-06-23	15,00,000
19	1104	28-06-23	35,00,000
20	1104	13-07-23	50,00,000
Total			4,04,03,808

B. Withdrawals (Amount in Rs.)

Sr. No.	Particulars	For the Fiscal Year	Total for this project till date
1.	Opening Balance of Designated Bank A/c	-	-
2.	Total Deposits	-	-
3.	Total amount withdrawn	-	-
4.	Closing Balance of Designated Bank A/c	-	-

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? **No, as the amount has not been Deposited in Designated account**

If No, please provide the below details:

Sr. No.	Date of Withdrawals	Amount of Excess Withdrawal

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C. Utilisation

We certify that, the **Saptrishi Urban Space Private Limited** has not withdrawn any amount from designated bank account towards project during the year, as specified in the act. - **NA**

If No, please provide the below details: **NA**

Sr. No.	Date of Withdrawals	Amount of Excess Withdrawal

D. Qualifications/ Observations:

Sr. No.	Flat No.	Qualifications/ Observations	Amounts in Rs.
1	1104, 1503, 1603, 1703, 1704, 1903, 2003, 2103, 2104, 2203, 2606, 3004	Amount collected from Sr No.1 to 20 under the table provided in Point A has not been collected through the designated RERA Account	4,04,03,808

Agreed and accepted by:
For SAPTRISHI URBAN SPACE PRIVATE LIMITED

Cherag Ramkrishnan
Digitally signed by Cherag Ramkrishnan
Date: 2026.07.29 15:44:59 +05'30'

Cherag Ramakrishnan
Director
DIN: 1631134
Place: Mumbai
Date: July 29, 2026

For M R B & Associates
Chartered Accountants
ICAI Firm Registration Number:136306W

GHANSHYAM PHOOLCHAND GUPTA
Digitally signed by GHANSHYAM PHOOLCHAND GUPTA
Date: 2026.07.29 15:57:27 +05'30'

Ghanshyam Gupta
Partner
Membership No.: 138741
Place: Mumbai
Date: July 29, 2026
UDIN: 26138741QBZAHO3221