

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, 2024 to March 31, 2025 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, 2025 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*	7,51,48,957	11,55,52,765
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	5,26,04,270	8,08,86,936
4.	Total amount deposited in the designated bank account	4,59,98,728	4,59,98,728
5.	% of Amount to be deposited in Designated Bank Account [(4/1)*100]	61.21%	39.81%
6.	Shortfall /(Excess) Deposit (3-4)	66,05,542	3,48,88,208

*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. 85,51,628/- has been received in undesignated RERA Bank Account and the same has not been deposited to Designated RERA Bank during the F.Y.2024-25.

Details of Receipt not deposited in Designated RERA Bank Account

Sr. No.	Flat No.	Date of Receipt	Amount Received
1	1104	06-05-24	10,00,000
2	1104	24-05-24	14,00,000
3	1104	10-06-24	6,00,000
4	1202	16-08-24	24,65,000
5	1603	18-03-25	3,80,952
6	1903	29-08-24	3,80,952
7	2103	27-02-25	3,80,952
8	2203	22-01-25	1,00,010
9	2203	23-01-25	3,00,000
10	3004	03-03-25	3,80,952
11	3504	31-01-25	11,62,810
Total			85,51,628

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	4,59,98,728	4,59,98,728
3.	Total amount withdrawn	4,59,98,229	4,59,98,229
4.	Closing Balance of Designated Bank A/c	499.00	499.00

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? **Yes**

If No, please provide the below details:

Sr. No.	Date of Withdrawals	Amount of Excess Withdrawal

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**

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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, 1202, 1603, 1903, 2103, 2203, 3004, 3504	Amount collected from Sr. No.1 to 11 under the table provided in Point A has not been collected through the designated RERA Account	85,51,628/-
2.	Flat number not allotted	An amount of Rs. 10,00,000 has been received on 30.12.2024 in the designated account and has been refunded from a non-designated account on 13.02.2025, included in Table A	10,00,000/-
3	2502	An amount of Rs. 29,60,000 has been received on 07.02.2025 in the designated account and has been refunded from a non-designated account on 11.02.2025, included in Table A	29,60,000/-

Agreed and accepted by:

For SAPTRISHI URBAN SPACE PRIVATE LIMITED

**Cherag
Ramkrishna
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Cherag
Ramkrishnan
Date: 2026.07.29
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Cherag Ramakrishnan

Director

DIN: 1631134

Place: Mumbai

Date: July 29, 2026

For M R B & Associates

Chartered Accountants

ICAI Firm Registration Number.:136306W

**GHANSHYAM
PHOOLCHAN
D GUPTA**

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Date: 2026.07.29
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Ghanshyam Gupta

Partner

Membership No.: 138741

Place: Mumbai

Date: July 29, 2026

UDIN: 26138741JJSJUA7879