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126, Mathuradas Mills Compound,
N. M. Joshi Marg, Lower Parel (W),
Mumbai - 400013, India.

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GBCA
& ASSOCIATES LLP
Chartered Accountants

FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 23rd September, 2025

To
Mahavir Millenium LLP
5,Saras CHS Ltd,
Sion Trombay Road,
Deonar, Mumbai - 400 088.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by "Mahavir Millenium LLP" ("Promoter") for its project, "Arham Mourya", for the period from 01st April, 2024 to 31st March, 2025 ("fiscal year" or "reporting period" or "period") with respect to MahaRERA Registration Number bearing P51800053514.

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 (collectively defined as "Act").

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 Mahavir Millenium LLP for the period ended 31st March, 2025 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	49,56,38,687/-	49,56,38,687/-
2.	% of amount to be deposited as per act.	70.00%	70.00%
3.	Amount to be deposited as per act (1*2)	34,69,47,081/-	34,69,47,081/-
4.	Total amount deposited in the Designated Bank Account	34,79,39,263/-	34,79,39,263/-
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70.20%	70.20%
6.	(Shortfall) / Excess deposit (4 - 3)	9,92,182/-	9,92,182/-

Notes:

a) Amount collected/ to be deposited / actual deposited at Sr. No. 1, 3 and 4 does not include pass through charges and indirect taxes, if any.

b) Total amount collected from allottees at Sr. No. 1 is does not include the Tax Deducted at Source by the allottees.

i. 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?

Auditor's Comment:
Yes, the promoter has deposited the required proportion of money collected from allottees of the project units, as specified in the act, in the Designated RERA Bank Account.

B. Withdrawals

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	NIL	NIL
2.	Total Deposits	34,79,39,263/-	34,79,39,263/-
3.	Total amount withdrawn	34,79,39,263/-	34,79,39,263/-
4.	Closing Balance	NIL	NIL

i. As specified in the Act, whether 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?

Auditor's Comment:
Yes, 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, including the Forms obtained at the time of registration of the project.

C. Utilization

We certify that, on an overall examination of the financial position, the Promoter, **Mahavir Millenium LLP**, has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the Act.

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D. <u>Any Qualifications/ Observations of CA</u>

Sr. No.	Particulars
1.	This certificate under Form 5 is to be read with an accompanying statement as provided in Annexure A to this certificate.

Yours faithfully,
For G B C A & Associates LLP,
Chartered Accountants
Firm Registration Number: 103142W / W100292

Hitesh Keshavji Pasad
Digitally signed by Hitesh Keshavji Pasad
Date: 2025.09.23 17:13:00 +05'30'

Hitesh Pasad
Partner
Membership Number: 106944
UDIN: 25106944BMJHVL9067

Place: Mumbai
Date: 23rd September, 2025

Agreed and accepted by:
For and on behalf of **Mahavir Millenium LLP ("Promoter")**

Kiran Mulji Shah

Partner
Date: 23rd September, 2025

Annexure A

The accompanying Annual Report on Statement of Accounts is for certifying the project fund utilization and withdrawal by Promoter for the period w.r.t MahaRera Registration Number bearing **P51800053514**.

Management's Responsibility:

Management is responsible for the preparation of financial statements, including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation of the financial statements that are free from material misstatement, whether due to fraud or error and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

The Management is also responsible for ensuring that the company complies with the requirements of the Act.

Auditor's Responsibility:

Our responsibility is to certify the project fund utilization and withdrawal by Promoter as per the requirements of Section 4(2)(l)(D) of the Act, based on our review. We have conducted the review in accordance with Standards on Auditing issued by the Institute of Chartered Accountants of India. The Standards on Auditing requires us to comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

The Certificate is issued in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India.

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.

Conclusion

Based on our examination of financial statements and other relevant information and explanations given to us and with other documents produced before us for review and verification, we certify that there is no material misstatement in the information furnished in Form 5.

Restriction on Use

The accompanying certificate is addressed to and provided to Promoter, solely for compliance with the requirements of the Act. 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 certificate is shown or into whose hands it may come without our prior consent in writing.

For GBCA & Associates LLP
Chartered Accountants
Firm Reg. No.: 103142W / W100292

Hitesh Keshavji Pasad
Digitally signed by Hitesh Keshavji Pasad
Date: 2025.09.23 17:13:25 +05'30'

Hitesh Pasad
Partner
UDIN: 25106944BMJHVL9067

Place: Mumbai
Date: 23rd September, 2025