Arpit Neel & Associates

Chartered Accountants

Partners: CA ARPIT SHAH & CA NEEL SHAH

Office No. 702 & 703, 7th Floor, Kosha Kommercial Komplex, Poddar Park Road, Malad (East), Mumbai, Maharashtra - 400097.

Mobile No.: +91-8655494424 | E-mail: anoffice1994@gmail.com

CERTIFICATE

Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHANDRAKOSHA KONSTRUCTIONS PRIVATE LIMITED
1101, KOSHA KOMMERCIAL KOMPLEX,
PODDAR ROAD, MALAD EAST, MUMBAI -400097.

SUBJECT :- Report on Statement5 of Accounts on project fund deposit, utilization and withdrawal by CHANDRAKOSHA KONSTRUCTIONS PRIVATE LIMITED (CKPL)[Promoter] for the period from 01.04.2025 to 31.03.2026 with respect to MahaRERARegn Number P51800053877

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) Rule, 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 if this certificate.



3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of CKPL-PROMOTER for the period ended 31.03.2026 and hereby certify that:

A. Deposits :-

Sr No.	Particulars	For this Fiscal Year (RS.)	Total for this project till 24.06.2026 (Rs.)
1.	Total amount collected from allottees	16,37,68,224	38,94,12,623
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	11,46,37,756	27,25,88,836
4.	Total amount deposited in the Designated Bank Account	11,46,96,400	27,25,85,180
5.	% of Amount deposit in Designated Bank Account [(4)/(1)*100]	70.03%	70.00%
6.	(Shortfall) / Excess deposit (3-4)	58,644	(-) 3,656

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? - **YES**

If No, Please mention the amount not deposited.

B. Withdrawals

Sr No.	Particulars	For this Fiscal year	Total for this project till 24.06.2026
1.	Opening Balance of Designated Bank Account	3,633	0
2.	Total Deposits	11,46,96,400	27,78,88,080
3.	Total amount withdrawn	11,46,96,186	27,78,84,340
4.	Closing balance	3,847	3,740

M/S. ARPIT NEEL & ASSOCIATES CA FR NO. 162[illegible]W MUMBAI CHARTERED ACCOUNTANTS

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 withdrawal	Amount of Excess Withdrawals
1.	----N.A.----	----N.A.-----

C. Utilisation

We certify that, the CKPL –PROMOTER has utilized the amounts withdrawn from designated bank account towards projects cost only, as specified in the act.

If No, please provide the below details:-

Sr No.	Date	Amount not utilized for Project Cost
1.	---N.A.----	N.A.

D. Any Qualifications / Observations of CA

1.	SHORTAGE UPTO 24.06.2026 RS. 3,656/- REPRESENTS AS BANK BALANCE OF RS. 3,740/-

FOR **ARPIT NEEL & ASSOCIATES,**
CHARTERED ACCOUNTANTS,
FRN NO.: 162947W

A.S.Shah

CA ARPIT SANJAY SHAH,
PARTNER
MEMBERSHIP NO.: 184014

M/S. ARPIT NEEL & ASSOCIATES CA FRN NO. 162947W MUMBAI CHARTERED ACCOUNTANTS

PLACE : MUMBAI

DATE : 25TH June 2026

UDIN : 26184014EOGSHA4865

Agreed and Accepted by:

Signature of Promoter

Name KHYAT PRAKAASH SHAH

(DIRECTOR)

DIN NO. :- 08456395

Date:- 25/06/2026