DHARMESH B. MEHTA & CO

CHARTERED ACCOUNTANTS

office.dbmco@gmail.com ☎ 9821081476/9769350395

Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 20/09/2025

To,
Shiv Sai Developers,
608, Suchita Business Park,
Patel Chowk
Ghatkopar East,
Mumbai-400077

SUBJECT: - Report on Statement 5 of Accounts on project fund deposit, utilization and withdrawal by Shiv Sai Developers for the period from 01/04/2024 to 31/03/2025 with respect to Maha RERA Regn Number P51800054371.

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. I have obtained all necessary information and explanation from the Shiv Sai Developers, during the course of our audit, which in my opinion are necessary for the purpose if this certificate.

3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of Shiv Sai Developers for the period from 01/04/2024 to 31/03/2025 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	85,00,000	2,45,00,000
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	59,50,000	1,71,50,000
4.	Total amount deposited in the Designated Bank Account	85,00,000	2,45,00,000
5.	% of Amount deposit in Designated Bank Account [(4)/(1)*100]	100%	100%
6.	Excess deposit (3-4)	-25,50,000	-73,50,000

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.

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B. Withdrawals

Sr No.	Particulars	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	1,75,152	0
2.	Total Deposits	1,43,58,200	3,31,42,170
3.	Total amount withdrawn	1,45,08,146	3,31,16,965
4.	Closing balance	25,205	25,205

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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	

C. Utilization

I certify that, the Shiv Sai Developers has utilized the amounts withdrawn from designated bank account towards projects cost only, as specified in the act. Yes

If No, please provide the below details: -

Sr No.	Date	Amount not utilized for Project Cost
1.		

D. Any Qualifications / Observations of CA

1.	N. A

This certificate based on my scrutiny of the books of accounts, records, documents and explanation provided by the developer, is true and correct to the best of my knowledge and as per information provided to my satisfaction.

Thanking You,

For Dharmesh B Mehta & Co
Chartered Accountants
Firm's Reg. No. 132125W

Dharmesh B. Mehta
FCA
Membership No.: 038242
Date: 20/09/2025

DHARMESH B. MEHTA & CO. CHARTERED ACCOUNTANTS Firm Reg.: 132125W M. No.:38242

SHIV SAI DEVELOPER MUMBAI 77

C.m.malkar

Agreed and accepted by:
Shiv Sai Developer
Chandrakant Maruti Malkar
Proprietor