S. J. BAJARIA & CO.
CHARTERED ACCOUNTANTS
802, 8th Floor, 'G' Square Bldg., Jawahar Road, Near BMC Office, Ghatkopar – East, Mumbai – 77. Tel.: 022 - 35110923 ; E-mail : sjbca74@gmail.com

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 29/10/2025

To,
Shree Sai Realtors
201, Sai Plaza, Jawahar Road,
Ghatkopar (East), Mumbai-400 077.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s. Shree Sai Realtors** for the period from **01-04-2024 to 31-03-2025** with respect to MahaRERA Regn. Number **P51800054397 – Project Name – Sai Shankar**.

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 M/s. Shree Sai Realtors for the period ended 31-03-2025 and hereby certify that:

A. Deposits:

		For this Fiscal year	**Total for this project till date**
1.	Total amount collected from allottees	14,65,01,710	22,61,99,358
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	10,25,51,197	15,83,39,551
4.	Total amount deposited in the Designated Bank Account	10,30,01,297	11,82,83,147
5.	% of Amount deposited in Designed Bank Account [(4)/(1)*100]	70.30%	52.29%
6.	(Shortfall)/ Excess deposit (3-4)	4,50,100	(4,00,56,404)

S. J. BAJARIA & CO. * CHARTERED ACCOUNTANTS * MUMBAI

Note: The Developer has received Rs. 6,31,60,710/- from existing tenants towards sale of additional area to them. This amount of Rs. 6,31,60,710/- has not been deposited in RERA designated account.

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 Designed RERA Bank Account. **YES**

B. Withdrawals:

		For this Fiscal year	**Total for this project till date**
1.	Opening Balance of Designated Bank Account	850	0
2.	Total Deposits	10,30,01,297	11,82,83,147
3.	Total amount withdrawn	10,29,99,000	11,82,80,000
4.	Closing Balance	3,147	3,147

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.

C. Utilization:

We certify that, the M/s. Shree Sai Realtors, has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

However we confirm that M/s. Shree Sai Realtors have utilized the amounts towards project cost only.

Yours Faithfully,
S. J. Bajaria & Co.
Chartered Accountants

S. J. BAJARIA & CO. * CHARTERED ACCOUNTANT * MUMBAI

Name : Satish J. Bajaria
Membership No. 016293
Firm Reg No. 100902W
UDIN: 25016293BMLFXN9007

Agreed and Accepted by:
M/s. Shree Sai Realtors

SHREE SAI REALTORS MUMBAI GHATKOPAR

Date: 29/10/2025