

Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANTS CERTIFICATE

Date :- 03th October 2025

To,

M/S. MODI'S NAVNIRMAN LIMITED

Shop no-1, Rashmi Heights Building,
Opp Kamla Nagar, M.G Road,
Kandivali West, Mumbai-400067

SUBJECT:- Report on Statement 5 of Accounts on project fund deposit, utilization and withdrawal by **MODIS NAVNIRMAN LIMITED** for the period from **01-04-2024 to 31-03-2025** with respect to MahaRERAREgn Number **P51800054722**.

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 **MODIS NAVNIRMAN LIMITED**, 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 **MODIS NAVNIRMAN LIMITED** for the period ended **01-04-2024 to 31-03-2025** and hereby certify that:

Office Address: Office No. 10, Vihang Vihar, Opp. Gautam Park, Panchpakhadi, Thane (West) – 400 602, Maharashtra, India.

Cell: +91 9320268900

Ph.: 022 4601 2965

Email: hirenmaru@yahoo.co.uk

A. Deposits :-

Sr No.	Particulars	For this Fiscal Year (01-04-24 to 31-03-25)	Total for this project till date (01-02-24 to 31-03-25)
1.	Total amount collected from Allottees	10,87,71,930	10,87,71,932
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	7,61,40,351.42	7,61,40,352.40
4.	Total amount deposited in the Designated Bank Account	7,61,40,351.42	7,61,40,353
5.	% of Amount deposit in Designated Bank Account [(4)/(1)*100]	70%	70%
6.	Shortfall / Excess deposit (3-4)	Nil	Nil

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/~~No~~)

If No, Please mention the amount not deposited.

B. Withdrawals

Sr No.	Particulars	For this Fiscal year (01-04-24 to 31-03-25)	Total for this project till date (01-02-24 to 31-03-25)
1.	Opening Balance of Designated Bank Account	1.40	1.40
2.	Total Deposits (Rera A/c)	7,61,40,351.42	7,61,40,351.42
3.	Total amount withdrawn (Rera A/c)	7,61,05,352.82	7,61,05,352.82
4.	Closing balance	35,000	35,000

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 / ~~No~~)

If No. Please provide the below details:-

Sr No.	Date of withdrawal	Amount of Excess Withdrawals
1.		

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C. Utilisation

We certify that, the Modi Navnirman Limited 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.		

D. Any Qualifications / Observations

We have verified the records and information provided, and based on our review, there are no qualifications or observations to report.

For D G M S & Co.

Chartered Accountants

Firm Registration No. 0112187W

HIREN
JAYANTILAL
MARU

Digitally signed by HIREN
JAYANTILAL MARU
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+05'30'

Hiren Jayantilal Maru

Partner

Membership No. 115279

Date: 03th October 2025

UDIN: 25115279BMIQFE5164

Agreed and Accepted by:

MAHEK

DINESH

MODI

Signature of Promoter

Name:- Mahek D. Modi

Date:- 03th October 2025

Digitally signed by
MAHEK DINESH
MODI
Date: 2025.10.04
18:04:24 +05'30'