

Hiren J. Maru
B.Com., F.C.A., DISA, DIRM

Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

Date: 3rd June 2026

To,
Mr. Mahek Modi
Director of Modis Navnirman Limited
Shop no-1, Rashmi Heights Building,
Opp Kamla Nagar, M.G Road,
Kandivali West, Mumbai- 400067

Subject: - Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Modis Navnirman Limited** for the period from 01-04-2025 to 31-03-2026 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 of 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 31-03-2026 and hereby certify that:

A. Deposits :-

Sr No.	Particulars	For this Fiscal Year (01-04-25 to 31-03-26)	Total for this project till date (01-04-22 to 31-03-26)
1.	Total amount collected from allottees	37,01,61,101.00	47,89,33,033.00
2.	% of mount to be deposited as per Act (slab Completed Percentage)	70%	70%
3.	Amount to be deposited as per Act (1*2)	25,91,12,770.70	33,52,53,123.10
4.	Total amount deposited in the Designated Bank Account (1*70%)	25,79,01,228.19	33,40,41,581.19

Office Address: F-04, Eternity Mall, Teen Hath Naka, L B S Road, Thane (West) – 400 604,
Maharashtra, India.

Cell: +91 9320268900 **Ph.:** 022 6930 9639 **Email:** hirenmaru@yahoo.co.uk

5.	% of Amount deposit in Designated Bank Account [(4)/ (1) *100]	69.67%	69.75%
6.	Shortfall / (Excess) deposit (3-4)	12,11,542.51	12,11,541.91

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 (01-04-25 to 31-03-26)	Total for this project till date (01-04-22 to 31-03-26)
1.	Opening Balance of Designated Bank Account	35,000.00	0.00
2.	Total Deposits (RERA Account)	25,79,01,228.19	33,40,41,579.61
3.	Total amount withdrawn (RERA Account)	25,26,60,312.09	32,87,65,664.91
4.	Closing balance	52,75,916.10	52,75,914.70

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 details below: -

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

C. Utilization

We certify that, the **Modis 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.		

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D. Any Qualifications / Observations of CA

There is a shortfall of ₹12,11,542.51 in the amount deposited in the designated RERA bank account as against the mandated 70% of the total collections from allottees during the reporting period for FY 2025-26

For D G M S & Co.
Chartered Accountants
Firm Registration No. 0112187W
HIREN JAYANTILAL Digitally signed by HIREN JAYANTILAL MARU
Date: 2026.06.03 15:55:43 +05'30'
MARU

Hiren Jayantilal Maru
Partner
Membership No. 115279
Date: 3rd June 2026
UDIN: 26115279GFRFZY1336

Agreed and Accepted by:

MAHEK Digitally signed by MAHEK DINESH MODI
Date: 2026.06.03 17:39:29
+05'30'
DINESH MODI

Signature of Promoter
Name: Mahek D. Modi
Date: 03rd June 2026

Office Address: F-04, Eternity Mall, Teen Hath Naka, L B S Road, Thane (West) – 400 604,
Maharashtra, India.

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