



SHIVRATAN K AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

Annexure - F

FORM 5

[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

M/s Geetaspans Realtors Pvt. Ltd.

SH-02, A & B Commercial, Janki Heritage,
150 Feet Road, Near Reena Mehta College,
Near Over Bridge, Bhayander (West),
Dist- Thane MH- 401101.

Sub: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s Geetaspans Realtors Pvt. Ltd. for the period from 1st April 2024 to 31st March 2025 with respect to MahaRERA Registration Number P51800054761.

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 explanations from M/s Geetaspans Realtors Pvt. Ltd., 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 the M/s Geetaspans Realtors Pvt. Ltd. for the year ended 31st March 2025 and hereby certify that;

**SHIVRATAN K AGARWAL & ASSOCIATES****CHARTERED ACCOUNTANTS****A. Deposits :**

Sr. No.	Particulars	For this Fiscal Year 2024-25	Total for this project till 31.03.2025
1.	Total amount collected from allottees	70,00,000/-	70,00,000/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per Act (1*2)	49,00,000/-	49,00,000/-
4.	Total amount deposited in Designated Bank Account	49,00,000/-	49,00,000/-
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70%	70%
6.	Short fall / 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? – NA

If No. Please mention the amount not deposited - NA

CHARTERED ACCOUNTANTS
B. Withdrawals :

Sr. No.	Particulars	For this Fiscal Year 2024-25	Total for this project till 31.03.2025
1.	Opening Balance of Designated Bank Account	NIL	NIL
2.	Total Deposits	49,00,000/-	49,00,000/-
3.	Total amount withdrawn	49,00,000/-	49,00,000/-
4.	Closing Balance	NIL	NIL

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 - NA

If No. Please provide the below details :-

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawals
	NA	NA

C. Utilisation :

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 has utilized the amounts withdrawn from the designated bank account towards project cost only as specified in the act.

If No. Please provide the below details :

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



SHIVRATAN K AGARWAL & ASSOCIATES

CHARTERED ACCOUNTANTS

D. Any Qualification / Observations of CA : NIL

For Shivratn K Agarwal & Associates.

Chartered Accountants

Firm's Reg. No. 145485W

SHIVRATAN

KRISHNAKUMA

R AGARWAL

Digitally signed by
SHIVRATAN
KRISHNAKUMAR AGARWAL
Date: 2026.02.10 12:32:47
+05'30'

Shivratn Agarwal

Proprietor

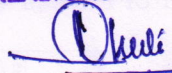
Mem. No. 133109

UDIN: 26133109SFXSSW4662

Place: Mumbai

Date: 10th February, 2026

For GEETASPANS REALTORS PVT. LTD


Director

Agreed and Accepted by :

Signature of Promoter

Name : Pankaj Bhutra

Date : 10th February, 2026