



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 2025 to 31st March 2026 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 2026 and hereby certify that;

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

Sr. No.	Particulars	For this Fiscal Year 2025-26	Total for this project till 31.03.2026
1.	Total amount collected from allottees	24,00,000/-	94,00,000/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per Act (1*2)	16,80,000/-	65,80,000/-
4.	Total amount deposited in Designated Bank Account	16,80,000/-	65,80,000/-
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? – Yes

If No. Please mention the amount not deposited - NA

CHARTERED ACCOUNTANTS
B. Withdrawals :

Sr. No.	Particulars	For this Fiscal Year 2025-26	Total for this project till 31.03.2026
1.	Opening Balance of Designated Bank Account	0/-	0/-
2.	Total Deposits	16,80,000/-	65,80,000/-
3.	Total amount withdrawn	16,80,000/-	65,80,000/-
4.	Closing Balance	0/-	0/-

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 - Yes

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 :

Sr. No.	
1.	
2.	
3.	

For Shivratana K Agarwal & Associates

(Chartered Accountants)

Firm Reg. No. 145485W

SHIVRATAN
KRISHNAKUMAR
AGARWAL

Digitally signed by
SHIVRATAN KRISHNAKUMAR
AGARWAL
Date: 2026.09.26 12:43:35
+05'30'

CA. Shivratana Agarwal

Proprietor

M No. 133109

Date : 26-09-2026

UDIN : 26133109GRNHHO1092

Agreed and Accepted by : **For GEETASPANS REALTORS PVT. LTD.**

Signature of Promoter

Director

Name : Pankaj Bhutra

Date :