

J SANGANI & ASSOCIATES
CHARTERED ACCOUNTANTS

A/401, New Swapnolok CHSL, Natakwala Lane, Boriyal West, Mumbai – 400 092
E-mail: cajsangani@gmail.com; Contact No.: 9768637753

Annexure F

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

Date: 3rd July 2025

To,
Hill View Ventures,
Palmerose A Wing,
CTS 42 Pt. at Andheri,
Andheri East,
Mumbai – 400 060.

Subject: - Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Hill View Ventures for the period from April 2024 to March 2025 with respect to MahaRERA Registration Number P51900000047.

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 Promoter, during the course of our audit, which in my/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. Hill View Ventures for the period 1st April 2024 to 31st March 2025 and hereby certify that;

A. Deposits:-

Sr No.	Particulars	For this Fiscal Year FY 2024-25	Total for this project till date as on 31.03.2025
1.	Total amount collected from allottees	74,58,916.00/-	46,68,09,262.30/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	52,21,241.20/-	32,67,66,483.61/-
4.	Total amount deposited in the Designated Bank Account	54,45,860.00/-	32,74,87,224.98/-
5.	% of Amount deposit in Designated Bank Account [(4)/(1)*100]	73.01%	70.15%
6.	Shortfall / (Excess) deposit (3-4)	(2,24,618.80/-)	(7,20,741.37/-)

Amount collected / deposited at Sr. No. 1 & 3, does not include pass through charges, indirect taxes and transfer from other sources.

The amount in Sr. No 4 includes amount received from other sources.



The variance in Sr. No. 6 is due to bank charges debited by the banks and receipts from other sources.

The required proportion of money collected from allottees of the project units, as specified in the act, has been deposited in the Designated RERA Bank Account.

B. Withdrawals

Sr No.	Particulars	For this Fiscal Year FY 2024-25	Total for this project till date as on 31.03.2025
1.	Opening Balance of Designated Bank Account	921.03/-	-
2.	Total Deposits	67,80,360.00/-	33,16,33,156.98/-
3.	Total amount withdrawn	46,53,109.46/-	32,95,04,985.41/-
4.	Closing balance	21,28,171.57/-	21,28,171.57/-

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.

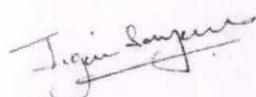
C. Utilization

We certify that, the M/s. Hill View Ventures has utilized the amounts withdrawn from designated bank account towards projects cost only, as specified in the act.

D. Any Qualification / Observation - NIL

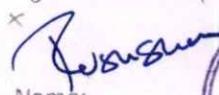
Yours Faithfully,

For J Sangani & Associates
Chartered Accountants
Firm Registration No. 157953W



Jigar Sangani
Proprietor
Membership No. 601183
UDIN: 25601183BMIVBY1372
Place: Mumbai
Date: 3rd July 2025

Agreed and Accepted by:



Name: -
Date: -

