



Urvashi Maharshi & Co, LLP.
Chartered Accountants

106A Sheraton Classic, Next to Solitaire Corporate Park,
J. B. Nagar, Andheri East, Mumbai 400093

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Annexure F

FORM 5

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 30 September 2025

To,
M/s. Shoden Developers Private Limited
House of Hiranandani, Olympia, 2nd Floor,
Central Avenue, Hiranandani Gardens,
Powai, Mumbai 400076.

Subject: Report on Statement of Accounts on project fund deposits utilization and withdrawal by
Shoden Developers Private Limited for the period from **1 April 2024 to 31 March 2025**
with respect to Maha RERA Regn Number **P51700077268**.

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

We have obtained all necessary information and explanation from the Promoter, during the course of our audit which in our opinion are necessary for the purpose of this certificate.

We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of Shoden Developers Private Limited for the year ended 31 March 2025 and hereby certify that:



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A. Deposits

		For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	2,74,28,02,581	2,74,28,02,581
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act 1 * 2	1,91,99,61,807	1,91,99,61,807
4	Total amount deposited in the Designated Bank Account	1,96,11,02,910	1,96,11,02,910
5	% of Amount deposited in Designated Bank Account $(4 / (1) * 100$	71%	71%
6	Shortfall/Excess deposit (3-4)	(4,11,41,103)	(4,11,41,103)

Notes:

1. Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.
2. 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:



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B. Withdrawals

		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	1,96,11,02,910	1,96,11,02,910
3	Total amount withdrawn	1,89,55,00,000	1,89,55,00,000
4	Closing Balance	6,56,02,910	6,56,02,910

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**

C. Utilisation

We certify that, Shoden Developers Private Limited has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act.


D. Any Qualifications / Observations of CA

1	Excess amount relates to cancellation of units
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Agreed and Accepted by:

Yours Faithfully,

FOR SHODEN DEVELOPERS PRIVATE LIMITED


Mr. Abhinav Srivastava
(Authorized Signatory)
Place: Mumbai

Date: 30 September 2025



URVASHI MAHARSHI & CO, LLP

Chartered Accountants

FRN: 152552W/W101140

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MAHARSHI
Date: 2025.09.30
18:38:36 +05'30'

CA Urvashi Maharshi
Partner

Membership Number : 197107

Place: Mumbai

Date: 30 September 2025

UDIN: 25197107BMIAND2591