

FORM 5

[See Regulation 4]

Annual Report on Statement of Accounts

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 13.01.2026

To,
The Designated Partner,
Katariya Land Developers & Builders LLP,
S No 196/3 Plot No 86,
Taloda Road, Ganapati Nagar,
Near Nagar Palika,
Nandurbar - 425412.

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by "Katariya Land Developer & Builders LLP" for the project "C B Market" for the period from 01.04.2024 to 31.03.2025 with respect to MahaRERA Regn Number: P49700049824.

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. I 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. I hereby confirm that, I have examined the ~~prescribed registers~~, and documents, and the relevant records of "Katariya Land Developer & Builders LLP" for the period from 01.04.2024 to 31.03.2025 and hereby certify that:

A. Deposits:

Sr.no	Particulars	For the Period 01.04.2024 to 31.03.2025	Total for this project till date i.e., Up to 31.03.2025
1.	Total amount collected from allottees	Nil	Nil
2.	% of amount to be deposited as per act	N.A.	N.A.
3.	Amount to be deposited as per act (1*2)	N.A.	N.A.
4.	Total amount deposited in the Designated Bank Account	Nil	Nil
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	N.A.	N.A.
6.	Shortfall / 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?: **Not Applicable, Since there are no collections/ bookings taken till 31.03.2025.**

If No, please mention the amount not deposited-N.A.

B. Withdrawals:

Sr.no	Particulars	For the Period 01.04.2024 to 31.03.2025	Total for this project till date i.e., 31.03.2025
1.	Opening Balance of Designated Bank Account	97,945.60	0.00
2.	Total Deposits	4,36,07,970.00	10,31,55,783.00
3.	Total amount withdrawn	4,36,95,958.00	10,31,45,825.40
4.	Closing Balance	9,957.60	9,957.60

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): **Not Applicable, since there are no collections/ bookings taken till 31.03.2025.**

If No, Please provide the below details: -

Sr. No	Date of withdrawal	Amount of Excess Withdrawals
1.	Not Applicable	Not Applicable

C. Utilization:

~~I certify that promoter has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.:~~ **Not Applicable, since there are no collections/ bookings till 31.03.2025.**

If No, please provide the below details: -

Sr. No	Date	Amount not utilized for project cost
1.	Not Applicable	Not Applicable

D. Any Qualification / Observations of CA

1.	We have conducted our engagement and examination in accordance with standards on Auditing, Guidance Note on Reports and Certificates for special purposes and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
2.	It is the primary responsibility of the management of Katariya Land Developer & Builders LLP to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.
3.	We have also relied on Form-3 uploaded on RERA portal for quarter ended March 2025.

Yours faithfully,

For M/s. P N SABADRA & ASSOCIATES

Chartered Accountant

FRN No.:16100W

Prakash
Navalmal
Sabadra

Digitally signed by
Prakash Navalmal
Sabadra
Date: 2026.01.13
15:35:45 +05'30'



CA P.N. Sabadra

Membership No.:016101

UDIN:26016101CTDJAO5704

Date: 13.01.2026

Place: Nashik

Agreed and accepted by:

For, Katariya Land Developer & Builders LLP

Signature of Promoter

Name: Deepak L. Katariya

Designation: Partner

Date: 13.01.2026