

**P.N. SABADRA & Associates**

Chartered Accountants

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Shri Hari Narayan Kute Marg, Mumbai Naka, Matoshree Nagar,  
Nashik, Maharashtra-422002 T-253-2316773,2316774, 09370116766



**Annexure F**

**FORM 5**

**(See Regulation 4)**

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF  
THE PROMOTER'S COMPANY/FIRM)

**ANNUAL REPORT OF STATEMENT OF ACCOUNTS.**

**CHARTERED ACCOUNTANT'S CERTIFICATE**

Date:06/08/2026

To,  
The **Katariya Land Developers & Builders LLP**,  
**Nandurbar, Nandurbar, MAHARASHTRA, 425412,**

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by  
**Katariya Land Developers & Builders LLP** for the period from **01/04/2025** to **31/03/2026** with  
respect to MahaRERA Registration 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/We have obtained all necessary information and explanations from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books, and documents, and the relevant records of **Katariya Land Developers & Builders LLP** for the period ended **31/03/2026** and hereby certify that:

**A. Deposits:**

|    |                                                                  | For this Fiscal year | Total for this project till date |
|----|------------------------------------------------------------------|----------------------|----------------------------------|
| 1. | Total amount collected from allottees                            | 0.00                 | 0.00                             |
| 2. | % of Amount to be deposited as per act                           | 70.00                | 70.00                            |
| 3. | Amount to be deposited as per act (1 * 2)                        | 0.00                 | 0.00                             |
| 4. | Total amount deposited in the Designated Bank Account            | 0.00                 | 0.00                             |
| 5. | % of Amount deposited in Designated Bank Account $((4)/(1)*100)$ | 0.00                 | 0.00                             |
| 6. | Shortfall/Excess deposit (3-4)                                   | 0.00                 | 0.00                             |

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, been deposited in the Designated RERA Bank Account? : **Yes**

**B. Withdrawals:**

|    |                                            | For this Fiscal year | Total for this project till date |
|----|--------------------------------------------|----------------------|----------------------------------|
| 1. | Opening Balance of Designated Bank Account | 9956.00              | 0.00                             |
| 2. | Total Deposits                             | 23965300.00          | 127121083.00                     |
| 3. | Total amount withdrawn                     | 23970233.30          | 127116059.70                     |
| 4. | Closing Balance                            | 5023.30              | 5023.30                          |

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. Utilization:**

We certify that **Katariya Land Developers & Builders LLP** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. : **Yes**

#### D. Any Qualifications / 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. | As per the self-certified books of accounts provided to us by the promoter, there were no collections or bookings recorded up to 31.03.2026.                                                                                                                                                                                                                                                                                                              |
| 4. | The deposits made into the designated bank account comprise the promoter's own funds and unsecured loans provided by the promoter.                                                                                                                                                                                                                                                                                                                        |
| 5. | Since the promoter has not received any bookings or advances from allottees, the certification relating to the withdrawal and utilization of funds is not applicable.                                                                                                                                                                                                                                                                                     |

**Yours faithfully,**

Prakash  
Navalmal  
Sabadra

Digitally signed by  
Prakash Navalmal Sabadra  
Date: 2026.08.06 15:29:50  
+05'30'

**Signature of Chartered Accountant**

**UDIN:26016101ECXKIG9971**

**Membership Number: 016101**

**Name: P.N. SABADRA & Associates**

Agreed and Accepted by



Signature of Promoter

**Name: Katariya Land Developers & Builders LLP**

**Date:06/08/2026**

