

Sagar S Rathi & Associates

Chartered Accountants

FRN No. 142386W

CA Sagar S Rathi

B.Com., ACA



Near Maheshwari Bhavan,

New Radhakishan Plot,

Akola – 444001 (M.S.)

Mob: 9923452257/7276216652

E-mail: sagar.suresh.rathi@gmail.com

FORM 5 (see Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT CERTIFICATE

(WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

Date: 31/12/2025

To,
Moraya Parivar Builders & Developers,
Shop No. 01,
Sahara Park, Near Mahabeej,
Chikhli- 443201,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Moraya Parivar Builders & Developers for the period from 16/07/2024 to 31/03/2025 with respect to project "**Anilbhau Properties**"- Maharera Regn. Number - **P50000077003**.

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 the necessary information and explanation from the Company, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of Moraya Parivar Builders & Developers for the period ended 31/03/2025 and hereby state that:



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A. Deposits:

Sr. No.	Particulars	For the Fiscal Year	Total for the project till date
1.	Total Amount collected from allottees	11028131.00	11028131.00
2.	% of amount to be deposited as per Act	70%	70%
3.	Amount to be deposited as per Act (1*2)	7719692.00	7719692.00
4.	Total amount deposited in the designated bank account	11028131.00	11028131.00
5.	% of amount deposited in designated bank account [(4)/(1)*100]	100.00	100.00
6.	Shortfall/Excess deposit (3-4)	-3308438.00	-3308438.00

Has the required portion 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.

B. Withdrawals

Sr. No.	Particulars	For the Fiscal Year	Total for the project till date
1.	Opening Balance of designated bank account	25000.00	25000.00
2.	Total Deposits	11028131.00	11028131.00
3.	Total amount withdrawn	8688656.00	8688656.00
4.	Closing Balance	2364475.00	2364475.00

As specified in the Act, all the amount withdrawn during the year from RERA Bank account were within the withdrawal limit as certified under relevant Form 1, Form 2 and Form 3 issued during the reporting period? YES, Withdrawal limit based on the 1st certificate Form 1, Form 2, Form 3 issued at the time of registration of Project.



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If No, Please provide the below details:-

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawal
1.	NA	NA

C. Utilization

I certify that, the Moraya Parivar Builders & Developers has utilized the amount withdrawn from 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 the project
1.	NA	NA

D. Any Qualification / Observation of CA

1.	This Certificate has been issued on the basis of limited review of books of accounts.
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Agreed and accepted by:

Signature of Promoter

Name : Nitin V Padghan

Partner

Date : 31/12/2025

SAGAR S. RATHI & ASSOCIATES

Chartered Accountants

FRN 142386W

SAGAR SURESH RATHI

PROPRITOR

MEM. NO. 171165

UDIN 26171165KDSQMU2232

