RAHUL K DAYAMA & ASSOCIATES
(CHARTERED ACCOUNTANT)

Annexure F
FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 03.01.2026

To,

M/s. Mangalam Infra (Partnership Firm)
Project : Mangalam Park, Pachora
Project Add: S No , 107/2/B Pachora Tal : Pachora
Dist : Jalgaon

SUBJECT : Report on Statement of Accounts on project fund deposit. utilization and withdraw by M/s. Mangalam Park [The Promoter] for the period from **01.04.2022** to **31.03.2023 (ie. FY. 2022-23** with respect to MahaRERA Regn Number **P49900025679**

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 Agents, Rates of Interest and Disclosures on Website) Rule, 2017.

2. We have obtained all the 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.

3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of M/s. Mangalam Infra , Pachora for the period ended **31.03.2023** and hereby certify that:

A. Deposits:

	Title	For this Fiscal year (FY. 2022-23)	Total for this project till 31.03.2023
1.	Total amount collected from allottees	38104344	98309097
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1* 2)	26673041	68816368
4.	Total amount deposited in the Designated Bank Account	25460932	74066533
5.	% of Amount deposited in Designated Ban k Account [(4)/(1)* 100]	67	75
6.	Shortfall/Excess deposit (3-4) **Ie. Excess Deposits**	1212109	-5250165

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Mo . No 7977309594 Email : rahulkdayama@gamil.com

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 allotees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? (Yes / No) **Yes (See Note)**
If No. Please mention the amount not deposited.

B. Withdrawals

		For this Fiscal year (FY. 2022-23)	Total for this project till 31.03.2023
1.	Opening balance of Designated Bank Account	247980	0
2.	Total Deposits	25460932	74066533
3.	Total Amount withdrawn	25512643	73870264
4.	Closing Balance	196269	196269

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certifiecl under the relevant Form 1, Form 2 and Form 3 issued during the reporting period? (Yes / No)

Yes

If No, Please provide the below details:-

S.No.	Date of Withdrawal	Amount of Excess Withdrawals
1.		

C. Utilisation

We certify that, the M/s. Mangalam infra has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act.

If No, Please provide the below details:-

S.No.	Date	Amount not utilised for Project Cost
1.		

D. Any Qualifications/Observations of CA

1) This Certificate is based on the data and records provided by the management of the client

2) Based on the financial statement and certain relevant information obtained, it is found that during the financial year promotors didn't have accepted any kind of booking against flat sold etc. in any accounts,

Further it is found that during the year promotors introduced fund for project construction through the partners capital & / unsecured loan this amount is deposited in the designated accounts, such fund is utilised it for the construction and adm exps for the project only, separate account for adm exps not opened all the expensese are routed throught designated bank account only, primafacility it is noted that all the expesnes are incurred from this project is solley for the project undertaken by the promotors.

Agreed and Accepted by Mangalam Infra

Signature of Promoter Partner
Mr. Ritesh Sureshchand Lalwani
Authorised Partner
M/s. Mangalam Infra
Date: 03.01.2026

Rahul K Dayama & Associates Chartered Accountants FRN. 144701W

Yours Faithfully,

Prop: CA Rahul Kishor Dayama
Rahul K Dayama & Associates
Chartered Accountant
M No. 178110
UDIN 26178110XGBYVB9100