

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 Infra [The Promoter] for the period from 01.04.2024 to 31.03.2025 (ie. FY. 2024-25 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 31.03.2025 and hereby certify that:

A. Deposits:

	Title	For this Fiscal year (FY. 2024-25)	Total for this project till 31.03.2025
1.	Total amount collected from allottees	30670254	173625842
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1* 2)	21469178	121538089
4.	Total amount deposited in the Designated Bank Account	20160367	121025800
5.	% of Amount deposited In Designated Bank Account $[(4)/(1)* 100]$	66	70
6.	Shortfall/Excess deposit (3-4) ie. <u>Excess Deposits</u>	1308811	512289

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Mo . No 7977309594 Email : rahulkdayama@gmail.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 allottees 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. 2024-25)	Total for this project till 31.03.2025
1.	Opening balance of Designated Bank Account	81375	0
2.	Total Deposits	20160367	121025800
3.	Total Amount withdrawn	20156909	120940967
4.	Closing Balance	84833	84833

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 Issued during the reporting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)

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 promoters didn't have accepted any kind of booking against flat sold etc. in any accounts,

Further it is found that during the year promoters 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 expenses are routed through designated bank account only, prima facie it is noted that all the expenses are incurred from this project is solely for the project undertaken by the promoters.

Agreed and Accepted by:

Mangalam Infra

Signature of Promoter

Mr. Ritesh Suresh Chandra

Authorised Partner

M/s. Mangalam Infra

Date: 03.01.2025



Yours Faithfully,

Prop: CA Rahul Kishor Dayama
Rahul K Dayama & Associates
Chartered Accountant
M No. 178110
UDIN. 26178110EWBTPX6389