

Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

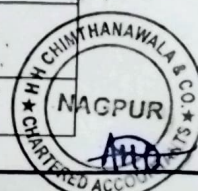
To,
MITTAL INFRAVENTURES PRIVATE LIMITED,
222, MITTAL VILLA, EAST WARDHAMAN NAGAR,
NAGPUR-440 008
MAHARASHTRA

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawn by MITTAL INFRAVENTURES PRIVATE LIMITED (CIN : U45200MH2008PTC177771) for the period from 01/04/2025 to 31/03/2026 with respect to Atlantis RERA Regn. No. P50500054525.

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. We have obtained all 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 (Promoter) 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	5,74,89,159	18,87,25,201
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	4,02,42,412	13,21,07,642
4.	Total amount deposited in the Designated Bank Account	9,52,43,392	19,18,53,787
6.	Excess deposit (3-4)	5,50,00,980	5,97,46,145



Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes. 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 :

		For this Fiscal Year	Total for this project till date
1.	Opening Balance of Designated Bank Account	-----	-----
2.	Total Deposits	9,52,43,392	19,18,53,787
3.	Total amount withdrawn	9,52,42,872	19,18,53,267
4.	Closing Balance	520	520

As specified in the Act, All the amounts withdrawn during the year from the RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the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

If No, Please provide the below details :-

S. No.	Date of Withdrawal	Amount of Excess Withdrawals

C. Utilisation :

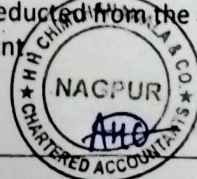
I certify that, the (Name of the Promoter) has utilized the amounts withdrawn from the designated bank account towards project cost only, as specified in the act.

If No, please provide the below details :-

S. No.	Date	Amount not utilized for Project Cost

D. Any Qualifications / Observations of CA

1.	It has been observed that an amount of Rs.20,10,997 (70% of Rs.28,72,852) out of the Excess Deposit relates to GST collected from buyers. The Excess Deposit also includes the following items: - Cash deposited in the RERA account amounting to Rs.424 (70% of Rs.606); - Foreign exchange gain amounting to Rs.14,660 (70% of Rs.20,944); - Stamp Duty and Advocate Fees amounting to Rs.9,39,400 (70% of Rs.13,42,000); - Loan disbursed amounting to Rs.5,21,50,000 (70% of Rs.7,45,00,000) - Bank charges amounting to Rs.520. Further, the amount collected includes Rs.1,14,294 (70% of Rs.1,63,277) towards TDS amounts deducted by the buyers. This amount does not represent an amount actually received in the designated RERA account. Further, in respect of amounts collected from Pallavi Pandey and Swati Gaurav, the amount deposited in the RERA account was Rs.726 (70% of Rs.1,037) less than the amount collected. The difference of Rs.726 represents bank charges deducted from the amount collected before the balance amount was deposited in the RERA account.
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2.

The amount deposited in the RERA Account is inclusive of GST whereas Table A of this form reflects the total amount collected from buyers excluding GST.

Agreed and Accepted by :
Director

H H CHIMTHANAWALA & CO
Chartered Accountants

Signature of Director
Name : Nitin Murlidhar Agrawal

Date : 30/09/2026
Place : Nagpur



HH Chimthanawala

(Partner)

Name : Adiba H. Chimthanawala
Membership No. 164417
UDIN : 26164417XMGELW8992

For Mittal Infraventures Pvt. Ltd.

[Signature]
Director