A.S.MUNDADA & CO.
CHARTERED ACCOUNTANTS

Branch Office: 303, Enrico Heights-Iris, Wardha Road, Adj Radisson Blu Hotel, Nagpur-440015.
Mob No. 9921511599
E-Mail ID: rachanaagl@gmail.com

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: 29.09.2025
As on 31.03.25

To,
The **Shilpa Ajit Mishra,**
Nagpur (Urban), Nagpur, MAHARASHTRA, 440024,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by **Shilpa Ajit Mishra** for the period from **11/06/2024** to **31/03/2025** with respect to MahaRERA Registration Number **P50500066539.**

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 **Shilpa Ajit Mishra** for the period ended **31/03/2025** 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	0.00	0.00
2.	Total Deposits	11636997.00	11636997.00
3.	Total amount withdrawn	11625173.70	11625173.70
4.	Closing Balance	11823.30	11823.30

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were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 **Shilpa Ajit Mishra** 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.	Currently, Promoter do not have any booking in this project. He used his own funds or taken unsecured loans from various parties for Land purchase, Sanctioning expenses, Development expenses and other expenses. RERA Designated bank account and other personal bank accounts are used for above mentioned expenses.
2.	This is the first Form 5 after RERA Registration. In above Table B, we have considered the Deposit and Withdrawal of FY 2023-24 and FY 2024-25 in the RERA account by the promoter. Major expenses are made related to the project itself.

Yours faithfully,

A S Mundada & Co

Signature of Chartered Accountant

Partner

UDIN: 25065613BMNXW8830

Membership Number: 065613

Name: A S MUNDADA & CO

Agreed and Accepted by

Aadhar Realities

Signature of Promoter

Name: **Shilpa Ajit Mishra**

Proprietor

Date: 29.09.2025