AGRAWAL CHHALLANI & CO.
CHARTERED ACCOUNTANTS,
51/ A, GROUND FLOOR, NEW COLONY,
BEHIND CHHAONI POLICE CHOWKY,
NAGPUR-GPO-440001,Ph.2595653,2595654

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

To.

M/s. MAHALAXMI HABITATS LLP

Address : Flat No. N-103, Laxmivihar Apartment, Near Airport Centre Point Hotel, Somalwada, Nagpur - 440025

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdraw by **M/s. MAHALAXMI HABITATS LLP** (Mahalaxmi Nagar – 40) for the period from 01-04-2024 To 31-03-2025 with respect to MahaRERA Regn Number P50500076800.

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 **M/s. MAHALAXMI HABITATS LLP** (Mahalaxmi Nagar – 40) for the period ended 31st March 2025 and hereby certify that:

A. Deposits:

Sr No	Particulars	For This Fiscal Year	Total For This Project till Date
1	Total amount collected from allottees	22,78,36,074/-	22,78,36,074/-
2	% Of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 *2)	15,94,85,252/-	15,94,85,252/-
4	Total amount deposited in the Designated Bank Account	16,12,28,720/-	16,12,28,720/-
5	% Of Amount deposited in Designated Bank Account	70.76%	70.76%
6	Excess deposit (3-4)	17,43,468/-	17,43,468/-

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

Promoter 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.

AGRAWAL CHHALLANI & CO. CHARTERED ACCOUNTANTS

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AGRAWAL CHHALLANI & CO.
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51/ A, GROUND FLOOR, NEW COLONY, ---2---
BEHIND CHHAONI POLICE CHOWKY,
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B. Withdrawals

Sr No	Particulars	For This Fiscal Year	Total for this Project till date
1	Opening Balance of Designated Bank Account	**NIL**	**NIL**
2	Total Deposits	16,12,28,720/-	16,12,28,720/-
3	Total amount withdrawn	15,16,82,097/-	15,16,82,097/-
4	Closing Balance	95,46,623/-	95,46,623/-

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

C. Utilization

We certify that, the **M/s. MAHALAXMI HABITATS LLP** (Mahalaxmi Nagar – 40) has utilized the amounts withdrawn from designated bank account towards project cost only as specified in the act.

D. Any Qualifications / Observations of CA

1	The amounts stated under Point Nos. A and B have been considered as per bank statement. The amounts withdrawn under Point A include withdrawals made by the promoter and its partners. Similarly, the amounts deposited into the designated bank account include deposits made by the promoter and its partners.
2	The amounts mentioned in Table B of Form 3 under Points 3 and 5—namely, "Total Cost of the Project (Actual incurred as on the date of the certificate)" and "Amount which can be withdrawn from the designated bank account"—are not in agreement with the audited books of accounts. This is primarily due to the non-determination of the actual cost incurred on the project. Further, the value of land and the amount paid towards stamp duty have been considered based on the ASR (Annual Statement of Rates) rather than the amounts reflected in the books of accounts.

MAHALAXMI HABITATS LLP

FOR AGRAWAL CHHALLANI & CO.;
CHARTERED ACCOUNTANTS,
FIRM REG NO. 100125W

AGRAWAL CHHALLANI & CO. NAGPUR 11 AUG 2026 CHARTERED ACCOUNTANTS

(S.R. Chhallani),
PARTNER
Membership No. 30154,
UDIN : 26030154XFOZSX1625