



**GOPAL JAIPRAKASH KABRA**  
Chartered Accountant,  
Opp: Govt. Ayurvedic College,  
Vazirabad, Nanded - 431 601  
(Maharashtra)

**Annexure F FORM 5**

**(See Regulation 4)**

**ANNUAL REPORT OF STATEMENT OF ACCOUNTS. CHARTERED  
ACCOUNTANT'S CERTIFICATE**

**Date: 24/09/2025**

**To,**  
**PHARANDE DEVELOPERS,**  
**Nanded, MAHARASHTRA, 431602,**

**SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by M/s. PHARANDE DEVELOPERS for the period from 01/04/2024 to 31/03/2025 with respect to MahaRERA Registration Number P51100055847.**

- 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 M/s. PHARANDE DEVELOPERS 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                          | 2,79,93,000          | 3,71,60,000                      |
| 2. | % of Amount to be deposited as per act                         | 70.00                | 70.00                            |
| 3. | Amount to be deposited as per act (1 * 2)                      | 1,95,95,100          | 2,60,12,000                      |
| 4. | Total amount deposited in the Designated Bank Account          | 2,79,93,000          | 3,71,60,000                      |
| 5. | % of Amount deposited in Designated Bank Account ((4)/(1)*100) | 100.00               | 100.00                           |
| 6. | Shortfall/Excess deposit (3-4)                                 | (83,97,900)          | (1,11,48,000)                    |

Excess deposit since the entire amount collected has been deposited in the designated account

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                             | 2,79,93,000          | 3,71,60,000                      |
| 3. | Total amount withdrawn                     | 2,68,77,308          | 3,42,36,158                      |
| 4. | Closing Balance                            | 11,15,692            | 29,23,842                        |

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 **M/s. PHARANDE DEVELOPERS** 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**

Since no special designated account was opened for the project the complete amount collected has been deposited in the aforesaid account.

For Gopal J. Kabra & Co.  
Chartered Accountants



Proprietor  
M.No.118677,FRN No.149364W

Yours faithfully,

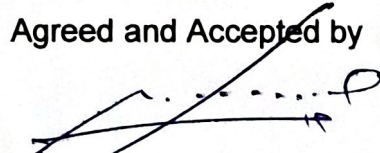
**Signature of Chartered Accountant**

**UDIN: 25118677BMIGGD3009**

**Membership Number: 118677**

**Name: Gopal J. Kabra**

Agreed and Accepted by



Signature of Promoter

Name:

Date: 24-09-2025

**For PHARANDE DEVELOPERS**

**Partner & P.A.Holder**