



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	42,50,000	1,16,00,000
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	29,75,000	81,20,000
4.	Total amount deposited in the Designated Bank Account	29,06,400	80,51,398
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	68.39	68.39
6.	Shortfall/Excess deposit (3-4)	68,600	68,602

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	29,06,400	80,51,398
3.	Total amount withdrawn	21,50,000	75,26,399
4.	Closing Balance	7,56,400	5,24,998

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were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

The Shortfall in deposit in the designated Bank account during the year was due to the fact that 1 customer inadvertently deposited the complete amount in the Normal Promoter Operative account.

For Gopal J. Kabra & Co.
Chartered Accountants

Yours faithfully,


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

Signature of Chartered Accountant

UDIN: 25118677BMIGFN2721

Membership Number: 118677

Name: Gopal J. Kabra

Agreed and Accepted by

For **PHARANDE DEVELOPERS**

Signature of Promoter

Name:

Date: 24-09-2025


Partner