



**Lathi & Tapdiya
Chartered Accountants**

Mumbai : Office No. 9, Ground Floor, Atlanta Estate, Opp. Oberoi Mall, Goregaon (East), Mumbai-400063
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Annexure F

FORM 5

(See Regulation 4)

ON THE LETTERHEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR
OF THE PROMOTER COMPANY/FIRM)
ANNUAL REPORT STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE (On Letterhead)

Date : - 20-1-2025

To
A B Developers
Aurangabad

**Subject: Report on Statement of Accounts on Project Fund Deposit, Utilisation and
Withdrawal by A B Developers for the period from 1-April- 2023 to 31-March-
2024 with respect to MahaRERA Number P51500033671.**

1. This Certificate is issued in accordance with the provisions of 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 & explanation 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 & Documents, and the relevant records of (Promoter) for the period ended 31-March-2024 and hereby certify that:



A. DEPOSITS

		For this Fiscal Year	Total for this Project till date
1	Total amount collected from allottees	50613323.00	56887323.00
2	% of amount to be deposited as per Act	70.00%	70.00%
3	Amount to be deposited as per Act (1*2)	35429326.10	39821126.10
4	Total amount deposited in the Designated Bank Account	50587673.00	56861673.00
5	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	100%	100%
6	Shortfall / Excess Deposit (3-4)	15158346.90	17040546.90

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

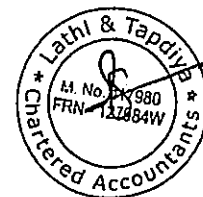
Has the required proportion of the money collected from allottees of the project units, as specified in the Act, deposited in the Designated RERA Bank Account? (Yes / No)

If No, then 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	50587673.00	56861673.00
3.	Total Amount Withdrawn	50587673.00	56861673.00
4.	Closing Balance	-	-

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 / No)



If no please provide the below details –

S. No.	Date of withdrawal	Amount of Excess Withdrawals

C. UTILISATION

I/We certify that, the A B Developers has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act.

If no please provide the below details-

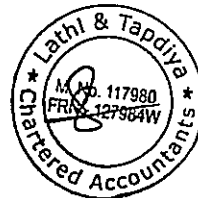
S. No.	Date	Amount not utilised for Project Cost

D. ANY QUALIFICATIONS / OBSERVATIONS OF CA

1.	Details Regarding Receipts & Withdrawal of funds has been taken on the basis of information and explanation provided by the management.
2.	
3.	
4.	

Yours faithfully

For Lathi and Tapdiya
Chartered Accountants



Sachin Lathi

CA. Sachin Lathi,
Partner, M. No. 117980
UDIN - 25117980
BMZ UB P 5787

Dt: 20/1/2025

Agreed and accepted by:

M/S AB DEVELOPERS

Signature of Promoter
Name: A B Developers

[Signature]
PARTNER