



Lathi & Tapdiya
Chartered Accountants

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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: 30/09/2025

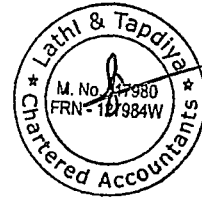
To,
The A B Developers,
Aurangabad, Aurangabad, MAHARASHTRA, 431001,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by
A B Developers for the period from **01/04/2024** to **31/03/2025** with respect to MahaRERA
Registration Number **P51500033671**.

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 **A B 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	117558453.00	174196474.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	82290917.10	121937531.80
4.	Total amount deposited in the Designated Bank Account	117558453.00	174196474.00
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	100.00	100.00
6.	Shortfall/Excess deposit (3-4)	-35267535.90	-52258942.20

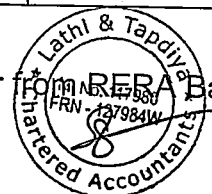
Amount collected/deposited at Sr. No. 1 & 2 shall not include pass-through charges and indirect taxes.

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	117558453.00	174196474.00
3.	Total amount withdrawn	117558453.00	174196474.00
4.	Closing Balance	0.00	0.00

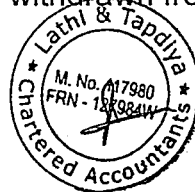
As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were



within the withdrawal limit as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting period? : **Yes**

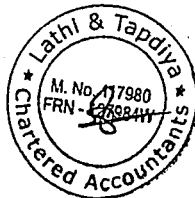
C. Utilization:

We certify that **A B 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

1:	While Preparing certificate we are considered Net Receipt and withdrawal from customers after cancellation, refund and GST amount.
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Yours faithfully,

Bathi

Signature of Chartered Accountant

UDIN:

Membership Number: 117980

Name: Lathi and Tapdiya

UDIN: ~~25117980BMEWFQ1004~~

25117980BMEWFQ1004

Dt 30/9/2025

Agreed and Accepted by
M/S AB DEVELOPERS

Kaushy

Signature of Promoter

Name: A B Developers

Date: