Lathi & Tapdiya
Chartered Accountants
Office No. 114-115, Gold Fields Building, Golden City Centre, Beside Prozon Mall, API Corner, MIDC Chikalthana, Chatrapati Sambhaji Nagar (Aurangabad) - 431007.
(M) 9823330901. Email : sachin.lathi.ca@gmail.com

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|10|2025

To,
The **PREETANSH DEVELOPERS,**
Aurangabad, Aurangabad, MAHARASHTRA, 431001,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by **PREETANSH DEVELOPERS** for the period from **01/04/2024** to **31/03/2025** with respect to MahaRERA Registration Number **P51500045884.**

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 **PREETANSH DEVELOPERS** for the period ended **31/03/2025** and hereby certify that:

Lathi & Tapdiya * Chartered Accountants * M. No. 117980 FRN - 127984W

A. Deposits:

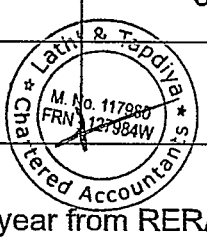
		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	119607400.00	349024500.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	83725180.00	244317150.00
4.	Total amount deposited in the Designated Bank Account	119607400.00	349024499.00
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	100.00	100.00
6.	Shortfall/Excess deposit (3-4)	-35882220.00	-104707349.00

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	119607400.00	349024500.00
3.	Total amount withdrawn	119607400.00	349024500.00
4.	Closing Balance	0.00	0.00

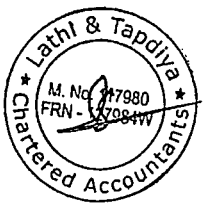


As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were

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 **PREETANSH 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.	The receipts considered in this report are net of cancellations, refunds, unit changes, and applicable taxes such as GST and TDS. The detailed reconciliation of the same is maintained in the project records and has been verified on a test-check basis.
2.	This certification is based on the records and documents produced before us, and explanations provided by the management. We have not conducted an audit of the project's books, and our verification is limited to the purpose of MAHARERA compliance under Section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016.

Lathi & Tapdiya Chartered Accountants M. No. 117980 FRN - 129984W

Yours faithfully,

Signature of Chartered Accountant
UDIN:
Membership Number: 117980
Name: CA Sachin Lathi

UDIN : 25117980BMIWHA8605
Dt 30/10/2025

Agreed and Accepted by

Preetansh Developers

Signature of Promoter
Name: **PREETANSH DEVELOPERS**
Date: