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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: 15/09/2026

To,
The **Mangalkalash Creations LLP**,
Aurangabad, Aurangabad, MAHARASHTRA, 431001,

**SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by
Mangalkalash Creations LLP for the period from 01/04/2025 to 31/03/2026 with respect to
MahaRERA Registration Number P51500052688.**

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 **Mangalkalash Creations LLP** for the period ended **31/03/2026** and hereby certify that:



A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	13607500.00	27757500.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	9525250.00	19430250.00
4.	Total amount deposited in the Designated Bank Account	13455500.00	27605500.00
5.	% of Amount deposited in Designated Bank Account $((4)/(1)*100)$	98.88	99.45
6.	Shortfall/Excess deposit (3-4)	-3930250.00	-8175250.00

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	390000.00	0.00
2.	Total Deposits	9418850.00	17923850.00
3.	Total amount withdrawn	9173850.00	17288850.00
4.	Closing Balance	635000.00	635000.00

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were

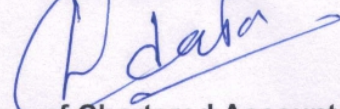


C. Utilization:

D. Any Qualifications / Observations of CA

1.	The books of account and other relevant records have been maintained by the Promoter and have been produced before us for our verification. Our examination has been carried out on a test-check basis and in accordance with the information and explanations provided by the management.
2.	The figures and information contained in the prescribed statements have been prepared based on the books of account, records, and management representations made available to us. We have relied upon such information for the purpose of issuing this certificate.
3.	The amount realised from the allottees includes the amount of tax deducted at source (TDS) deducted by the customers while making payments to the promoter, as such TDS forms part of the total consideration received from the allottees under the provisions of the Income-tax Act, 1961. Accordingly, the same has been considered while determining the total amount collected from the allottees for the purpose of this certificate.
4.	It is observed that the promoter has incurred construction expenditure amounting to 19,60,000 from the account maintained for the balance 30% of project receipts (non-designated account). The said expenditure has been considered while verifying the project cost incurred, based on the books of account and supporting documents produced before us.
5.	The physical progress of the project has been considered based on the certificate issued by the Engineer/Architect and has not been independently verified by us.
6.	The compliance regarding maintenance and operation of the designated separate bank account has been verified based on the bank statements and records produced before us
7.	This certificate has been issued solely for compliance with Rule 4 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 and should not be construed as an opinion on the financial viability or going concern status of the project.
8.	The books of account have been maintained on the accrual basis in accordance with the accounting policies consistently followed by the promoter.

Yours faithfully,

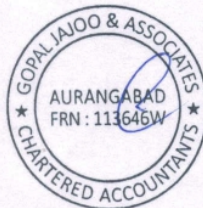


Signature of Chartered Accountant

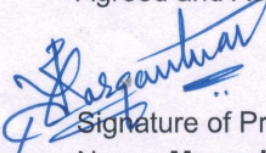
UDIN: 26047176QLHUUW8034

Membership Number: 047176

Name: Gopal M Jajoo



Agreed and Accepted by



Signature of Promoter

Name: Mangalkalash Creations LLP

