



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: 25/09/2026

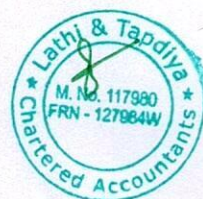
To,
The **APA Combine LLP**,
Aurangabad, Aurangabad, MAHARASHTRA, 431001,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by
APA Combine LLP for the period from **01/04/2025** to **31/03/2026** with respect to MahaRERA
Registration Number **P51500055092**.

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 **APA Combine 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	46454250.00	55409249.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	32517975.00	38786474.30
4.	Total amount deposited in the Designated Bank Account	46454250.00	55409249.00
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	100.00	100.00
6.	Shortfall/Excess deposit (3-4)	-13936275.00	-16622774.70

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	32517975.00	38786474.30
3.	Total amount withdrawn	32517975.00	38786474.30
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 **APA Combine LLP** 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)(I)(D) of the Real Estate (Regulation and Development) Act, 2016.
3.	Note to Table A: The "Total Amount Collected from Allottees" represents 100% of the eligible project collections from allottees, excluding pass-through charges and indirect taxes. The "Amount Deposited in Designated Bank Account" represents the amount actually transferred/deposited into the 70% Separate/Designated RERA Bank Account.
4.	Note to Table B: The opening balance, deposits, withdrawals and closing balance reported in Table B pertain exclusively to the 70% Separate/Designated RERA Bank Account maintained for the project and have been considered as per the relevant bank statements and books of account.



Yours faithfully,

Lathi

Signature of Chartered Accountant

UDIN:

Membership Number: 117980

Name: Lathi and Tapdiya

UDIN: 26117980VUJJER6324
Dt 25/09/2026

For APA Combine LLP

[Signature]
Partner

Agreed and Accepted by

Signature of Promoter

Name: APA Combine LLP

Date: