



PRASHANT PATHAK & ASSOCIATES

CHARTERED ACCOUNTANTS

CA Prashant Sharad Pathak

M.Com, FCA

Office ; G-2 & 5, Utility Centre, Opp. Rajiv Gandhi Bhavan (NMC), Sharanpur Road, Nashik - 422 002.

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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 **DESHPANDE CONSTRUCTIONS & LAND DEVELOPERS,**
Nashik, Nashik, MAHARASHTRA, 0,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by **DESHPANDE CONSTRUCTIONS & LAND DEVELOPERS** for the period from **01/04/2024** to **31/03/2025** with respect to MahaRERA Registration Number **P51600022059**.

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 **DESHPANDE CONSTRUCTIONS & LAND DEVELOPERS** for the period ended **31/03/2025** and hereby certify that:

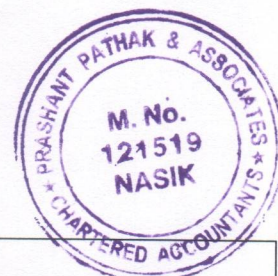


A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	54178100.00	138869264.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	37924670.00	97208484.80
4.	Total amount deposited in the Designated Bank Account	37924670.00	104661802.80
5.	% of Amount deposited in Designated Bank Account $((4)/(1)*100)$	70.00	75.37
6.	Shortfall/Excess deposit (3-4)	0.00	-7453318.00

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	2.80	0.00
2.	Total Deposits	37924670.00	104661802.80
3.	Total amount withdrawn	37924670.00	104661800.00
4.	Closing Balance	2.80	2.80

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 **DESHPANDE CONSTRUCTIONS & LAND 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.	We have conducted our engagement and examination in accordance with standards on Auditing, Guidance Note on Reports and certificate for special purpose and other applicable authoritative pronouncement issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the code of Ethics issued by the Institute of Chartered Accountants of India.
2.	It is the primary responsibility of the management of M/s Deshpande Constructions and Land Developers to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.
3.	The designated account in Punjab National Bank is having closing balance on 31/03/2025 of Rs. 2.80/-
4.	In case of Flat No. D-402, D-1301, D-1603, D-506 & 1403 no sale agreements are registered till 31st March 2025, Only Advance amount are received from above allottees, which is more than 10% of the sale consideration.



Yours faithfully,

Signature of Chartered Accountant
UDIN:

Membership Number: 121519

Name: Prashant Pathak & Associates

UDIN-25121519BBIKUD5221

Agreed and Accepted by
Deshpande Construction
and Land Developers

Signature of Promoter

Name: DESHPANDE CONSTRUCTIONS & LAND DEVELOPERS

Date: 30/09/2025