



Annexure F

FORM 5

(See Regulation 4)

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT
ANNUAL REPORT ON STATEMENTS OF ACCOUNTS CHARTERED ACCOUNTANT'S
CERTIFICATE

Date: 11/05/2026

To,

The M/s. Assets Reality (Mr. Ritesh Mishra),
L- 002, Sanghavi Estate, New RTO Road, Kayan West, Dist. Thane, Maharashtra 421301,
PAN: ABEFA8081G

SUBJECT: Report on. Statement of Accounts on project fund deposit, utilization and withdrawal by M/s. Assets Reality (Mr. Ritesh Mishra) for the period from 2024 to 2025 with respect to Project **The Chalets Avenue** MahaRERA Regn. Number **P51700008568**.

1. This certificate is issues 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 Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
2. I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my / our opinion is 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 **M/s. Assets Reality (Mr. Ritesh Mishra)** for the period ended 2025 and hereby certify that;

A. Deposits:

	Title	For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	17,28,481	20,27,46,370
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	12,09,936.70	14,19,22,459
4.	Total amount of deposited in the Designated Bank Account	5,18,544	20,27,46,370

CA. MURTUZA HUSAIN HOLAWALA

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	correct and complete, without carrying out any independent technical, legal or title due-diligence.
2.	The responsibility for (a) maintenance and correctness of the project-wise books of account, (b) formulation of estimates of total and balance project cost, and (c) determination and valuation of sold and unsold inventory (including determination of ASR-linked values), rests solely and exclusively with the Promoter; my responsibility is confined to certification of the figures reported in this Form 5 on the basis of such records, information and third-party certifications, and does not extend to conducting a statutory audit or expressing any opinion on title to the project land, subsisting encumbrances thereon, or on direct and indirect tax compliances.
3.	The computation of the amount withdrawn from the designated RERA bank account is carried out in accordance with the Act, the Rules and the applicable MahaRERA Regulations, but this certificate does not, and is not intended to, comment upon or monitor the subsequent utilisation or end-use of funds post-withdrawal.
4.	The Promoter has made available receipts and records pertaining to the period commencing from Financial Year 2016–2017 up to the date of this certification. Accordingly, this certificate has been issued on the basis of the books of accounts, records, documents, explanations, and information produced before us, and wherever required, on the basis of necessary assumptions and management representations.

Yours Faithfully,

Signature and stamp of Chartered Accountant

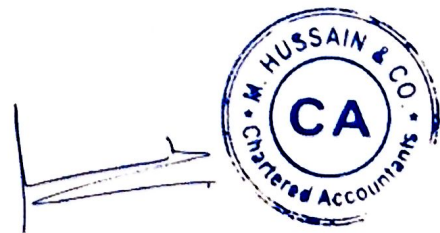
(UDIN 26151899FGXABD8001 and

Membership Number 151899)



Agreed and accepted by:

Signature and stamp of Promoter:



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5.	% of Amount deposited in Designated Bank Account [[4]1(1)*100]	30%	100%
6.	Shortfall/Excess deposit (3-4)	6,91,392.70	-6,08,23,911

(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, deposited in the Designated RERA Bank Account? NO
If No. Please mention the amount not deposited.

B. Withdrawals

	Title	For this Fiscal year	Total for this project till date
1.	Opening balance of Designated Bank Account	0	0
2.	Total Deposits	5,18,544	20,27,46,370
3.	Total amount withdrawn	5,18,544	20,27,46,370
4.	Closing Balance	0	0

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 I, from 2 and Form 3 issued during the reporting period? NO

If no, please provide the below details: -

No.	Date of withdrawal	Amount of Excess Withdrawals
1.	NA	NA

C. Utilization

Me certify that, the M/s. Assets Reality (Mr. Ritesh Mishra) has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If no, please provide the below details: -

No.	Date	Amount not utilized for Project Cost
1.	NA	NA

D. Any Qualifications / Observations of CA

1.	This certificate is being issued exclusively for the limited purpose of compliance with the requirements of MahaRERA in respect of the mentioned project, and is based on the books of account and other records and explanations placed before and furnished by the Promoter, which have been relied upon as true,
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